



**10845 OH-128**  
HARRISON, OH 45030

AVAILABLE FOR LEASE

**Rod MacEachen**  
(513) 675-5764  
Rod@SqFtCommercial.com

**Roddy MacEachen, SIOR**  
(513) 739-3985  
Roddy@SqFtCommercial.com

**Jared Wagoner, SIOR**  
(812) 890-1768  
Jared@SqFtCommercial.com

**Amy Castaneda**  
(503) 310-9768  
Amy@SqFtCommercial.com

**Sarah Kern**  
(513) 426-4864  
Sarah@SqFtCommercial.com

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## PROPERTY HIGHLIGHTS

### 18,900 SqFt

- Located Crosby Township minutes to I-275 at SR 128 & Blue Rock interchange and US Highway 27
- Zoning G: Heavy Industrial District
- Approximately 1.25-acre area for outdoor storage / trailer parking
- Eight (8) drive-in doors and One (1) exterior loading dock
- Utilities: Public electric, natural gas, and water. No sewer/on septic system
- New ownership and recently remodeled
- Lease Rate: \$5.95/SqFt NNN + \$1.25/SqFt property taxes & insurance + CAM
- Available for immediate occupancy

 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

Total SqFt:	18,900
Warehouse SqFt:	16,400
Office SqFt:	2,500
Acreage:	3.450 acres
Clear Height:	14'-16'
Year Built:	1983 & 2004
Type Construction:	PEMB, masonry, concrete, and wood frame
Lighting:	LED's
Column Spacing:	Clear span
Dock door:	One (1) exterior dock
Drive-in door:	Eight (8); 6 - 12'x12' and 2 - 12'x14'
Sprinkler:	None
Electrical Service:	480-volt, 3-phase, 400-amps
Bridge Cranes:	None
Heat:	Boiler/natural gas
Roof:	Metal and shingle
Truck court:	Asphalt and gravel
Parking Lot:	Approximately 20 spaces
Restrooms:	One (1) set in Office and One (1) in Warehouse
Assessed Valuation:	\$700,000
Annual Property Taxes:	\$15,100
Hamilton County Parcel ID's:	530-0060-0044-00

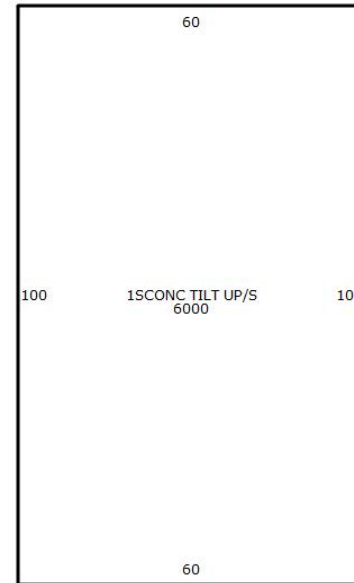
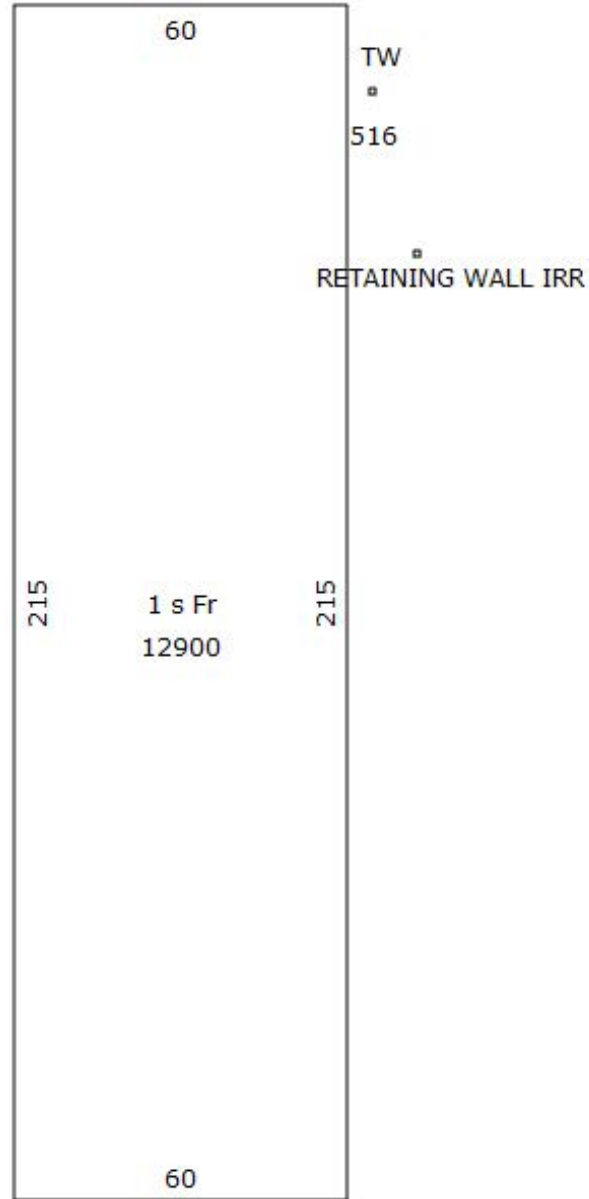
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## FLOOR PLAN



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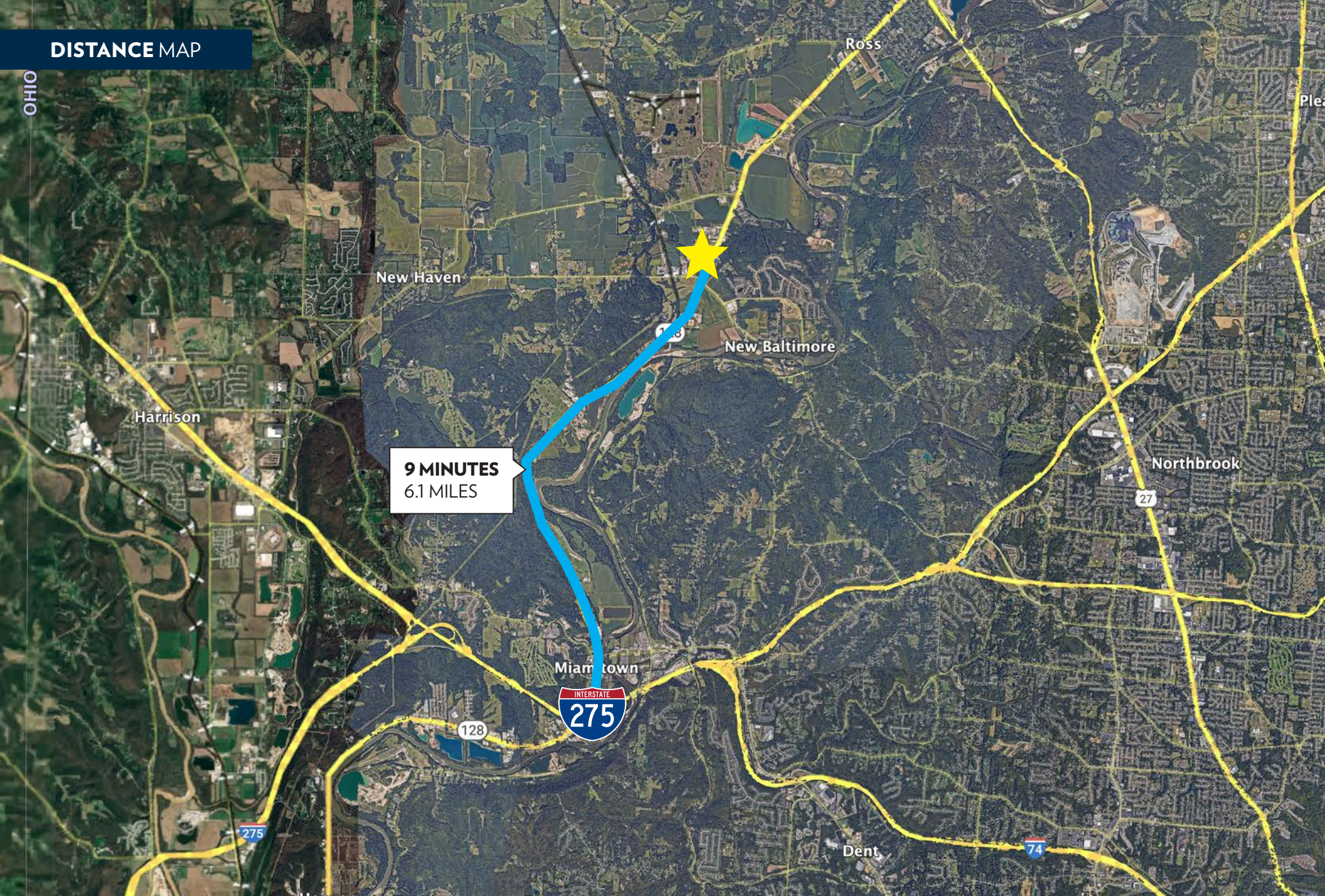
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## DISTANCE MAP

OHIO



**9 MINUTES**  
6.1 MILES



128

275

74

27

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AVAILABLE SUITE



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