



113 MAY DR.
HARRISON, OH 45030

AVAILABLE FOR LEASE / NEW CONSTRUCTION

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PROPERTY HIGHLIGHTS



12,000 SqFt

- Located in City of Harrison minutes to I-74 at New Haven Rd. and Dry Fork Rd.
- New construction commencing summer 2025 and substantial completion winter 2026
- Three (3) drive-in doors (additional to suit) and one (1) outdoor platform dock
- 1.67 acres land site with 100% concrete parking area and clear span building
- Zoning: M-1 Industrial, City of Harrison
- Lease Rate: \$12.00/SqFt NNN

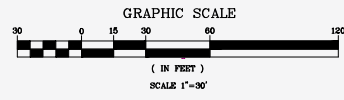
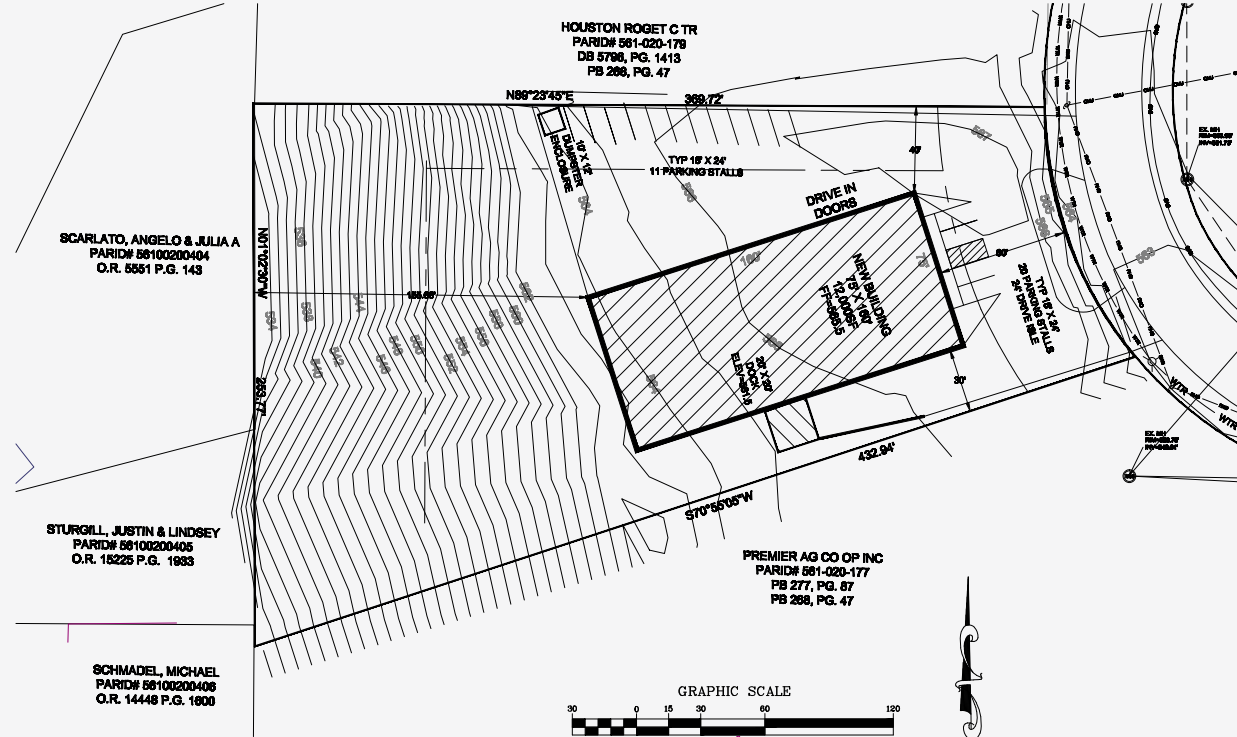


[CLICK HERE FOR AERIAL VIDEO](#)

PROPERTY DETAILS

Total SqFt:	12,000 (75'x160')
Office SqFt:	To Suit
Acreage:	1.67 acres
Clear Height:	22'
Year Built:	2025
Type Construction:	Pre-Engineer Metal with 4' concrete wainscot
Lighting:	LED
Column Spacing:	Clear span
Dock door:	One (1) - 10'x10' platform dock
Drive-in door:	Three (3) - 14'x14' with motorized openers. Additional To Suit
Sprinkler:	None
Electrical Service:	208-volt/3-Phase/200-amps
Heat:	Natural gas-fired units heaters
Roof:	Standing seam metal
Truck court:	Concrete
Parking Lot:	Fifteen (15) spaces
Restrooms:	To Suit
Hamilton County Parcel ID:	561-0020-0635-00

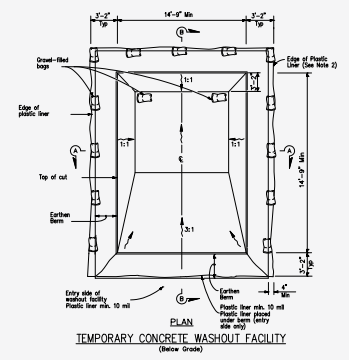
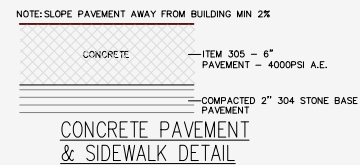
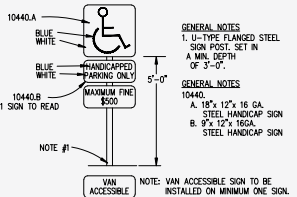
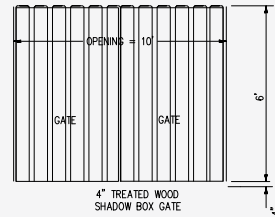
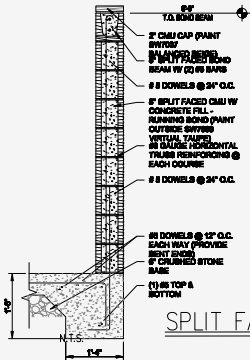
SITE PLAN



SITE PLAN

GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS IN THE AREA OF PROPOSED WORK. IF CONDITIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL GRADE AND ARE TO REMAIN SO, SHALL RECEIVE VEGETATIVE STABILIZATION.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF OHIO CONSTRUCTION AND MATERIAL SPECIFICATIONS.
- ALL ELEVATIONS INDICATED REPRESENT FINISHED ELEVATIONS, I.E. P.O.D. THE FINISH GRADE OF THE PAVEMENT SHALL SLOPE UNIFORMLY TO FINISH ELEVATIONS SHOWN ON THE PLOT PLAN.
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND BUILDING CONSTRUCTION STAKING.
- PROVIDE THE FOLLOWING MINIMUM COVERS OVER THE TOP OF PROPOSED UTILITIES
 - SANITARY MAIN = 4'-0"
 - WATER MAINS = 4'-0"
 - STORM WATER LINES = 2'-0"
 - GAS & ELECTRIC = 2'-0"
- EACH UTILITY CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT INTENDED TO BE FLESH WITH GRADE (CLEANOUTS, MANHOLES, GATE BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.



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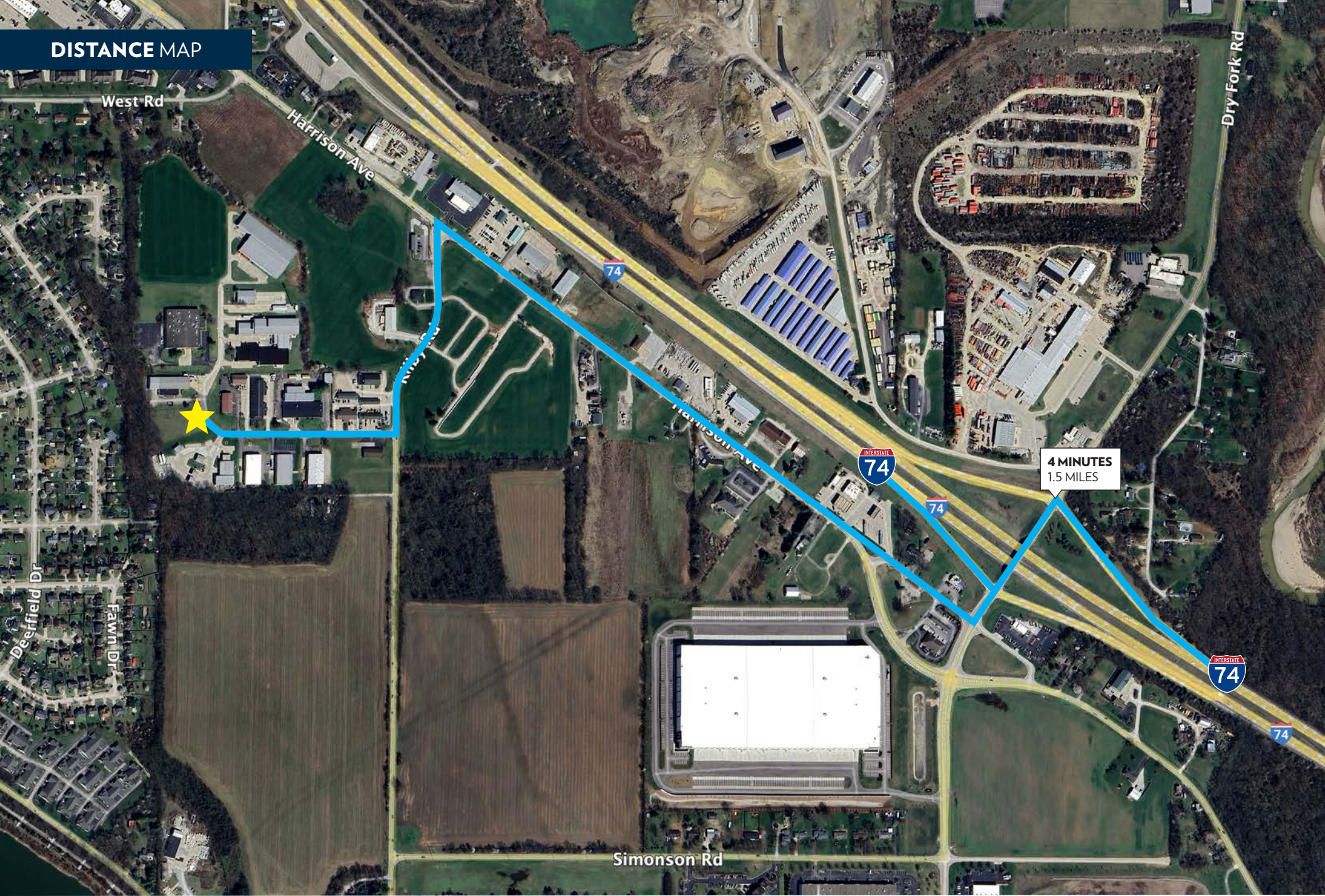
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DISTANCE MAP



4 MINUTES
1.5 MILES

West Rd

Harrison Ave

74

INTERSTATE
74

74

INTERSTATE
74

74

Dry Fork Rd

Simonson Rd

Deerfield Dr

Fawn Dr

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