



10390 N STATE ST.
HARRISON, OH 45030

AVAILABLE FOR SALE

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PROPERTY HIGHLIGHTS



2,400 SqFt

- Located in City of Harrison / Hamilton County minutes to I-74 at New Haven Rd. or Harrison Brookville
- Newly constructed in 2023/2024 on 0.545 acres with majority site paved and to potential to fence/secure parking/storage area
- Building has 14'x16' clear height with four (4) drive-in doors (10'x14') with drive through capabilities
- Zoning: B, General Business District
- Available for immediate occupancy
- Sale Price: \$425,000 (\$178/SqFt)



CLICK HERE FOR AERIAL VIDEO

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PROPERTY DETAILS

Total SqFt:	2,400 (40'x60')
Warehouse SqFt:	2,325
Office SqFt:	75
Acreage:	0.545 acres
Clear Height:	14'-16'
Year Built:	2023/2024
Type Construction:	PEMB - Fully insulated
Lighting:	High bay LED's
Column Spacing:	Clear span
Dock door:	None
Drive-in door:	Four (4) - 10'x14' with drive through
Sprinkler:	None
Electrical Service:	120/240-volt, single phase 3-wire, 200 amps
Heat:	Natural gas
Roof:	Metal
Parking Lot:	Approximately ten (10) spaces
Restrooms:	One (1) single
County Parcel ID's:	560-0150-0044-00 and 560-0150-0245-00

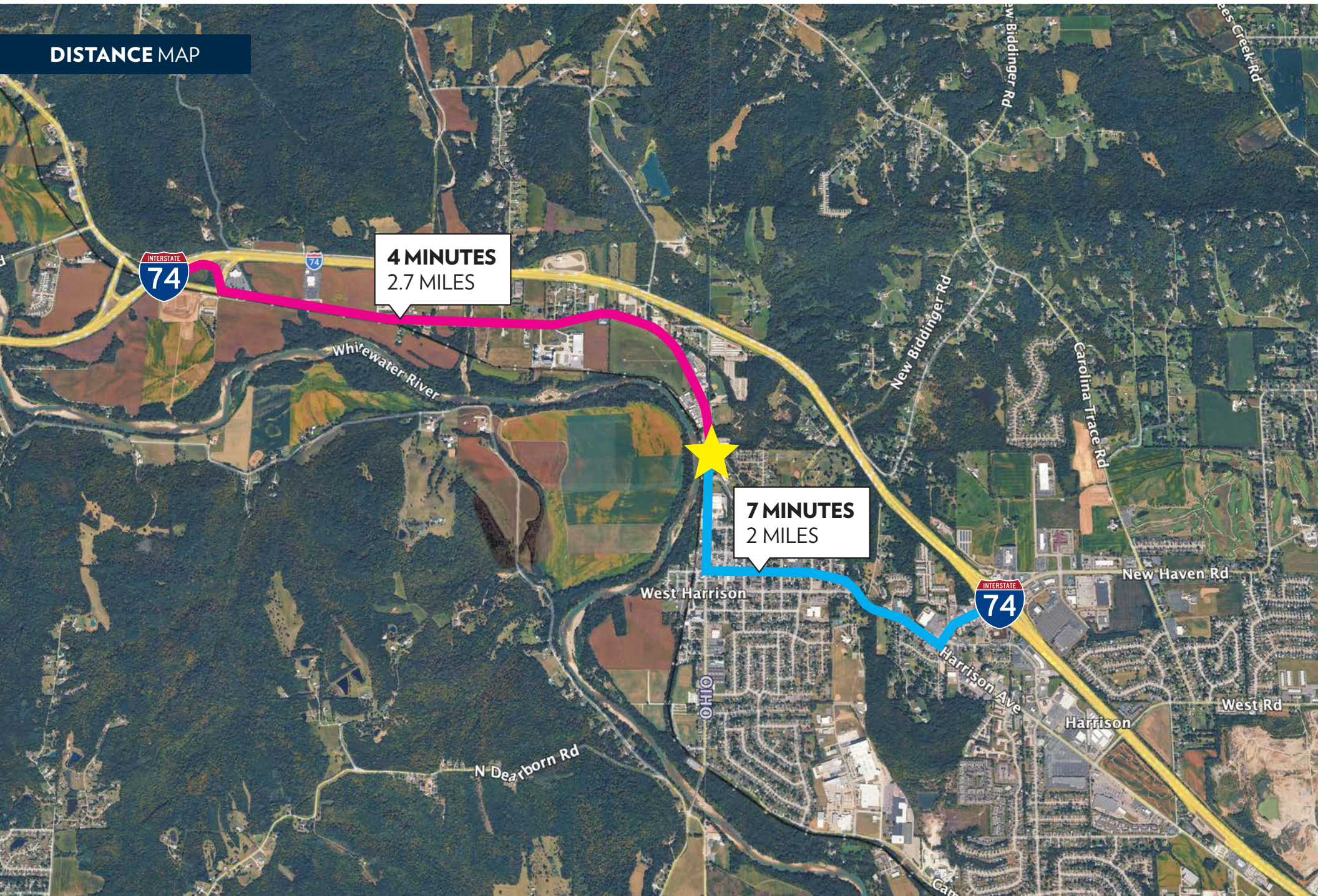
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DISTANCE MAP



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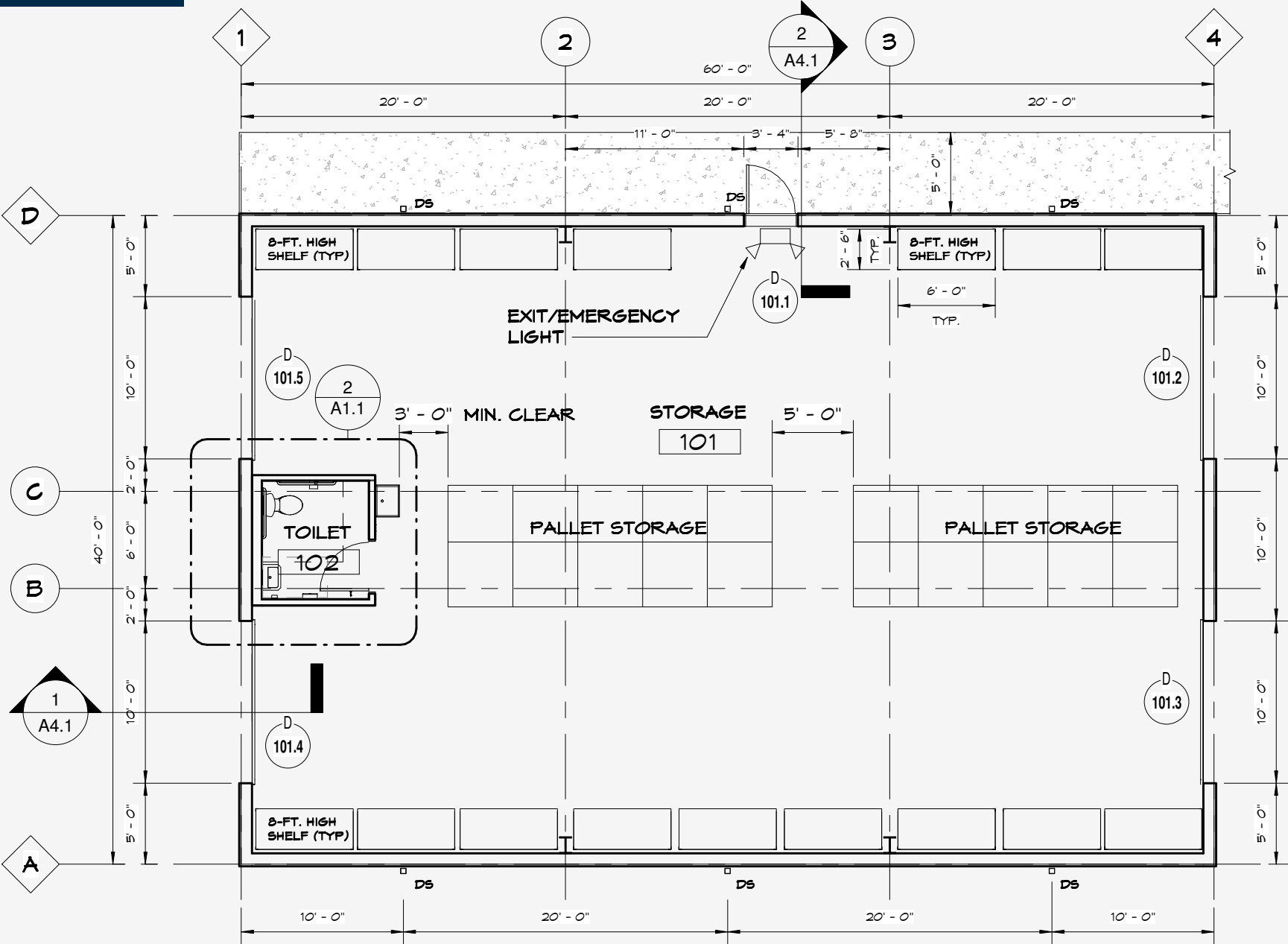
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PARCEL OUTLINE



FLOOR PLAN

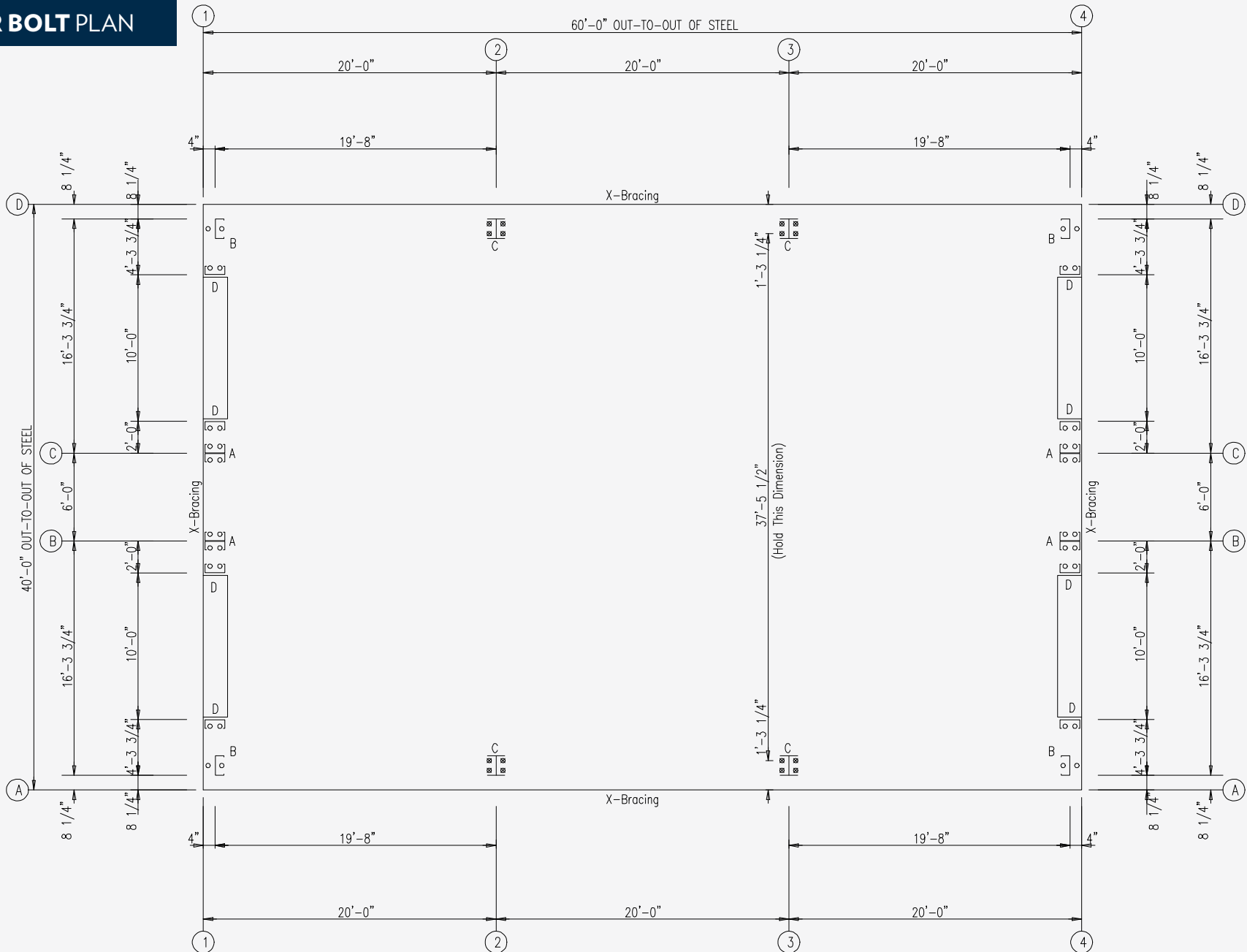


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ANCHOR BOLT PLAN

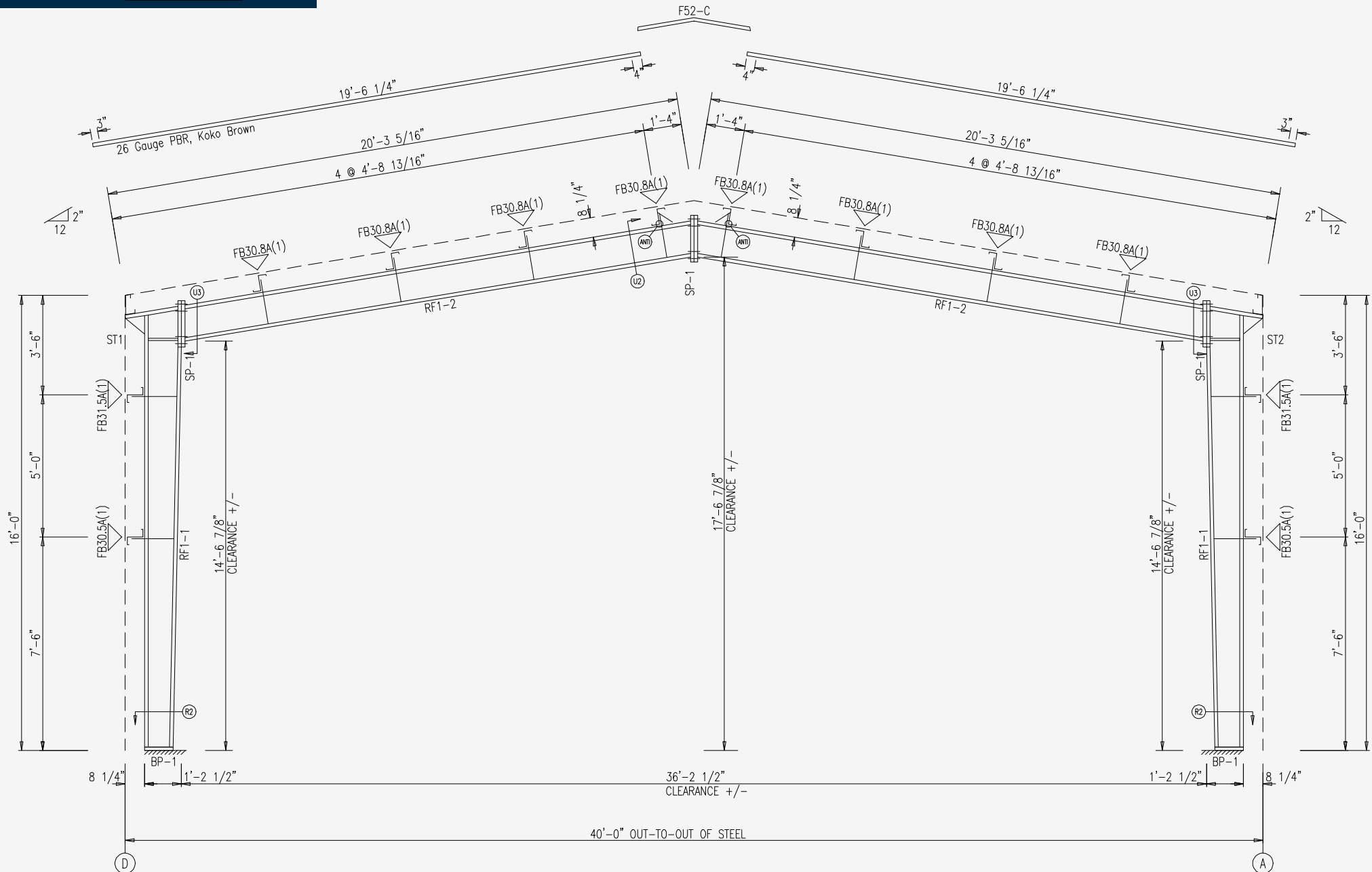


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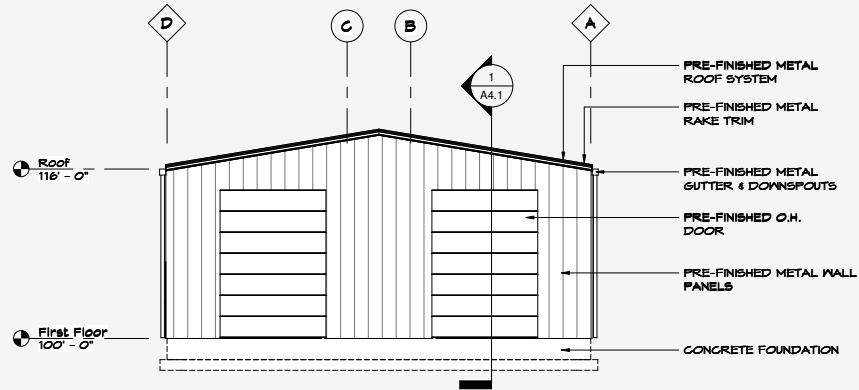
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RIGID FRAME ELEVATION



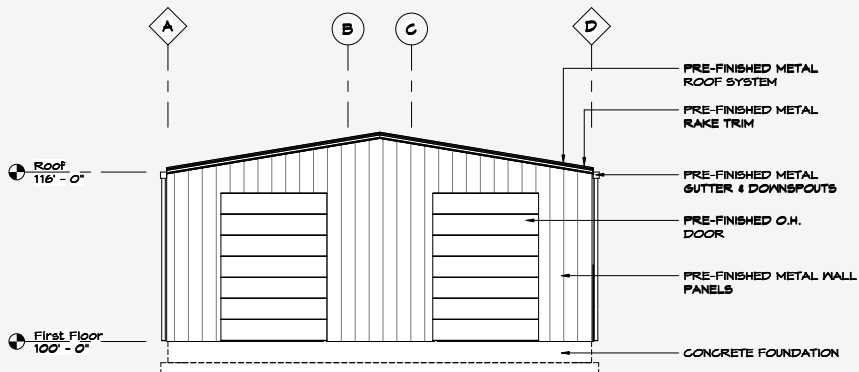
ELEVATIONS



WEST ELEVATION

SCALE: 1/8" = 1'-0"

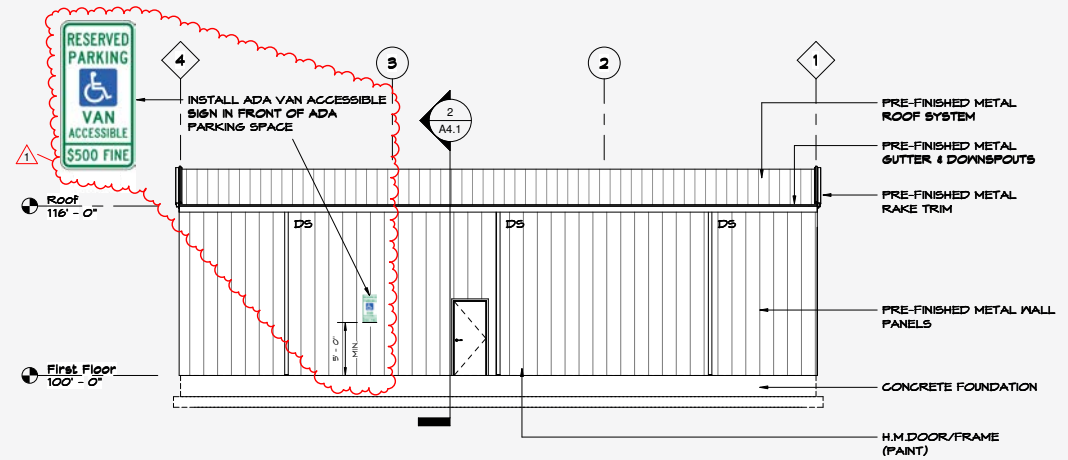
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A2.1



EAST ELEVATION

SCALE: 1/8" = 1'-0"

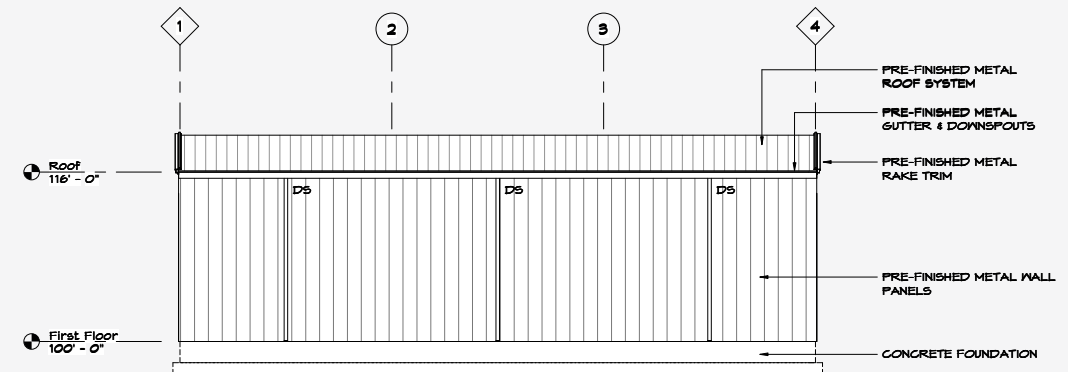
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A2.1



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

1
A2.1

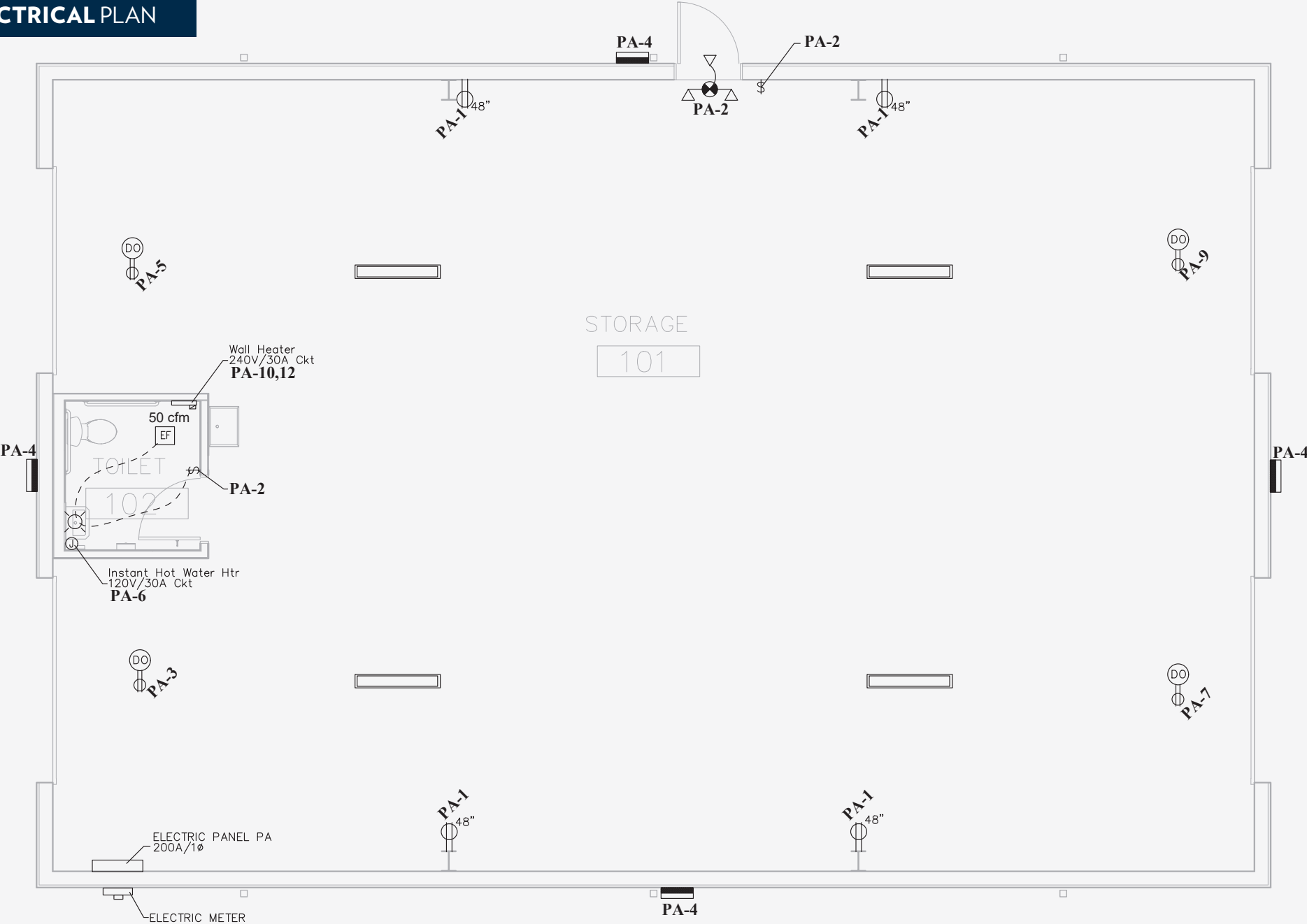


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

3
A2.1

ELECTRICAL PLAN



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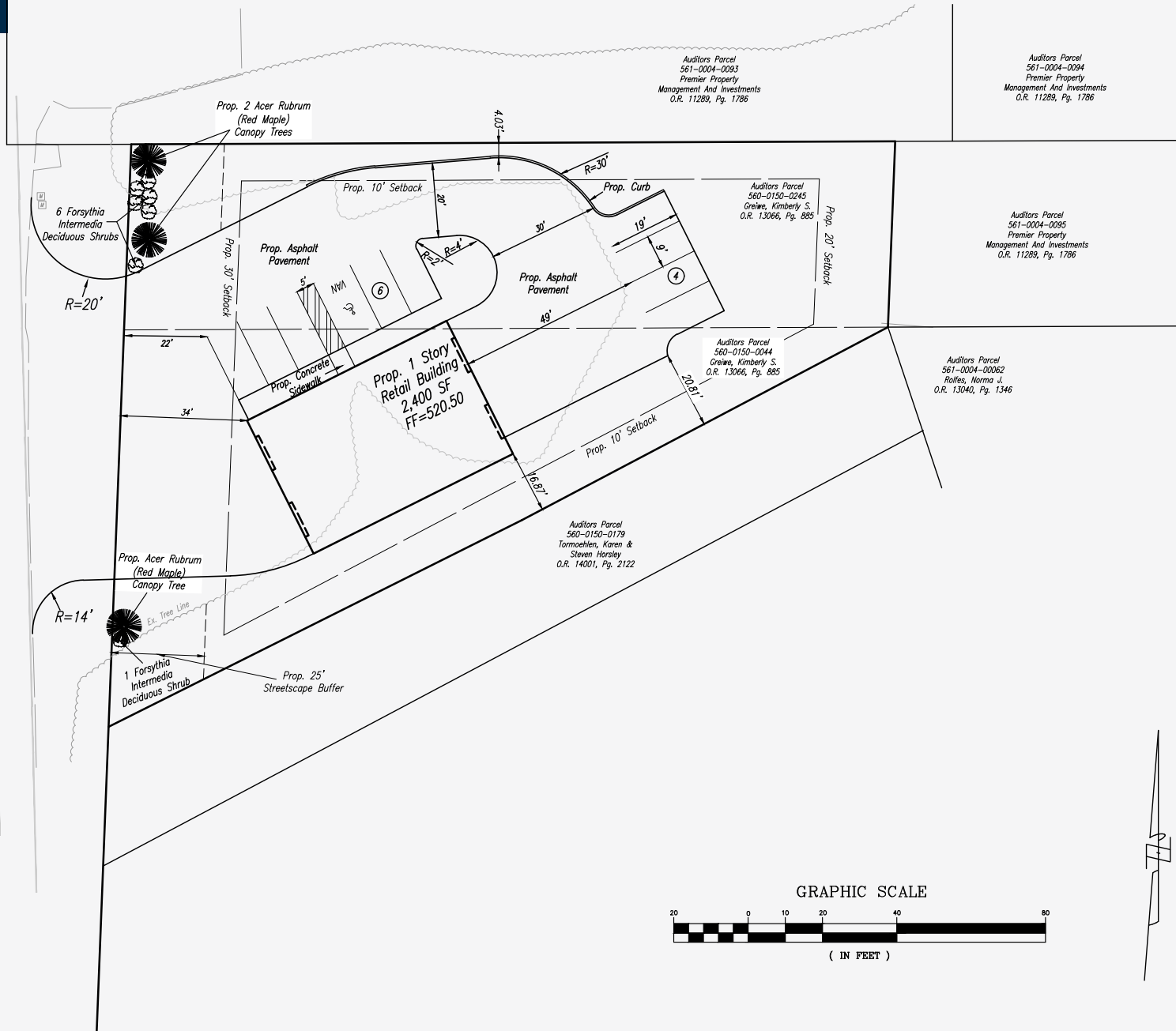
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SITE PLAN

N. STATE STREET
(U.S. 52)

State of Indiana Section-13
State Of Ohio Section-18



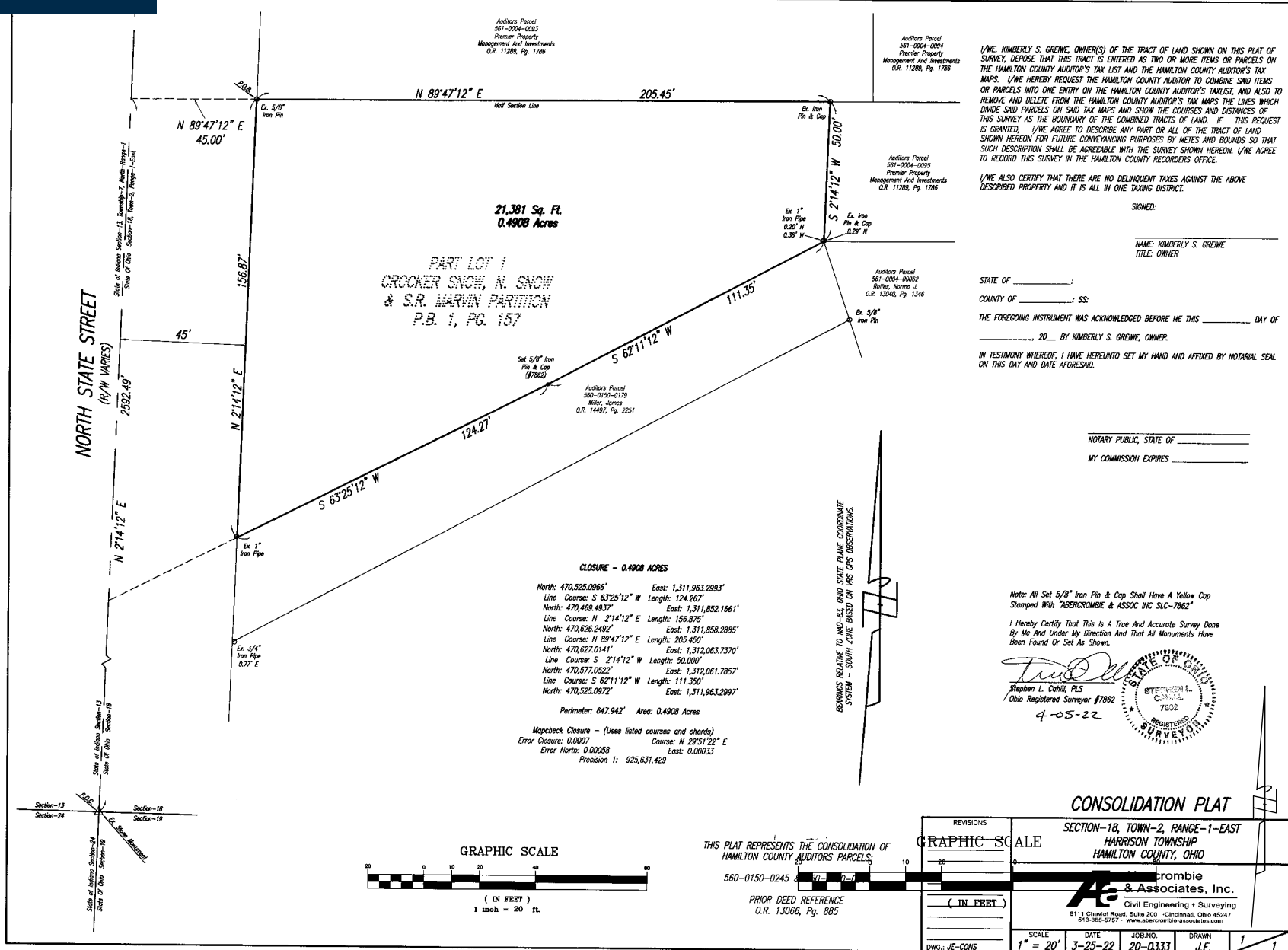
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PROPERTY SURVEY



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