



HARRISON
COMMERCE
CENTER

FOR LEASE
533,676 SF (DIVISIBLE TO ±180,000 SF)
CLASS A MODERN BULK DISTRIBUTION



9981 HARRISON AVE
HARRISON, OH | 45030

HILLWOOD
A PEROT COMPANY*

**CUSHMAN &
WAKEFIELD**



HARRISON COMMERCE CENTER

Harrison Commerce Center is located in the greater Cincinnati market, just Northwest of downtown Cincinnati in Harrison, Ohio.



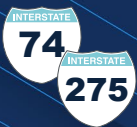
**CROSS-DOCK
CONFIGURATION**



TAX ABATEMENT
(12 Years equating to
80% in tax savings)



**M-1 MANUFACTURING
ZONING**

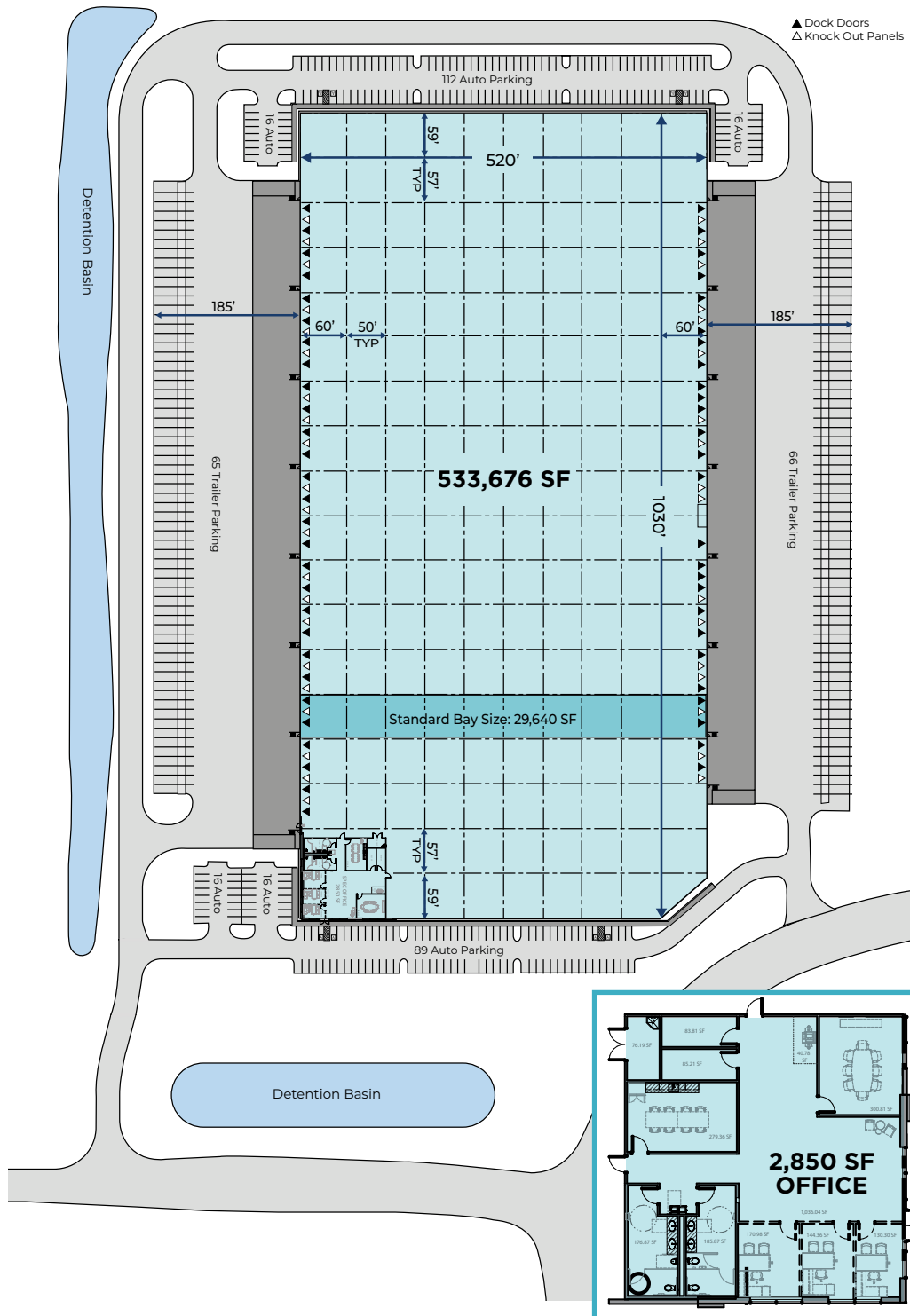


**MULTIPLE INTERSTATE
ACCESS POINTS**



**265 TOTAL
AUTO PARKING SPACES**





HARRISON COMMERCE CENTER

BUILDING SIZE	533,676 SF (520' x 1030')
OFFICE SIZE	2,850 SF
YEAR BUILT	February 2023
ACRES	35.8 Acres
CONSTRUCTION	Tilt up concrete
CLEAR HEIGHT	36'
ROOF	Single-ply, 45 mil TPO, R20 insulation
LIGHTING	LED high bay lights with motion sensors
ELECTRIC	3,000 amp, 480 volt, 3 phase
HVAC	High efficiency gas 80/20 MAU's
FIRE SUPPRESSION	ESFR
FLOORS	7" unreinforced concrete
BAY SIZE	29,640 SF (57' x 520')
COLUMN SPACING	50'd x 57'w typical; 60' x 60' staging bays
DOCK DOORS	(54) 9'x10' with levelers, seals and bumpers
DRIVE-IN DOORS	(4) 14' x 16' drive-in ramp doors
TRUCK COURT	185' Total; 60' Concrete apron
PARKING	265± Auto Spaces
ELECTRIC/GAS	www.duke-energy.com
WATER	www.cincinnati-oh.gov/water
SEWER	ww.harrisonohio.gov/206/Sewer
ZONING	M-1 - Light Industrial

FOR LEASE: \$5.95/SF + \$0.82SF OPEX



144 AUTO PARKING

65 TRAILER PARKING

65 TRAILER PARKING

2,850 SF OFFICE

185' TRUCK COURT

ACCESS (HARRISON AVE)

ACCESS (DRY FORK RD)

121 AUTO PARKING

DRY FORK ROAD

HARRISON AVE

533,676 SF (DIVISIBLE TO ±180,000 SF)



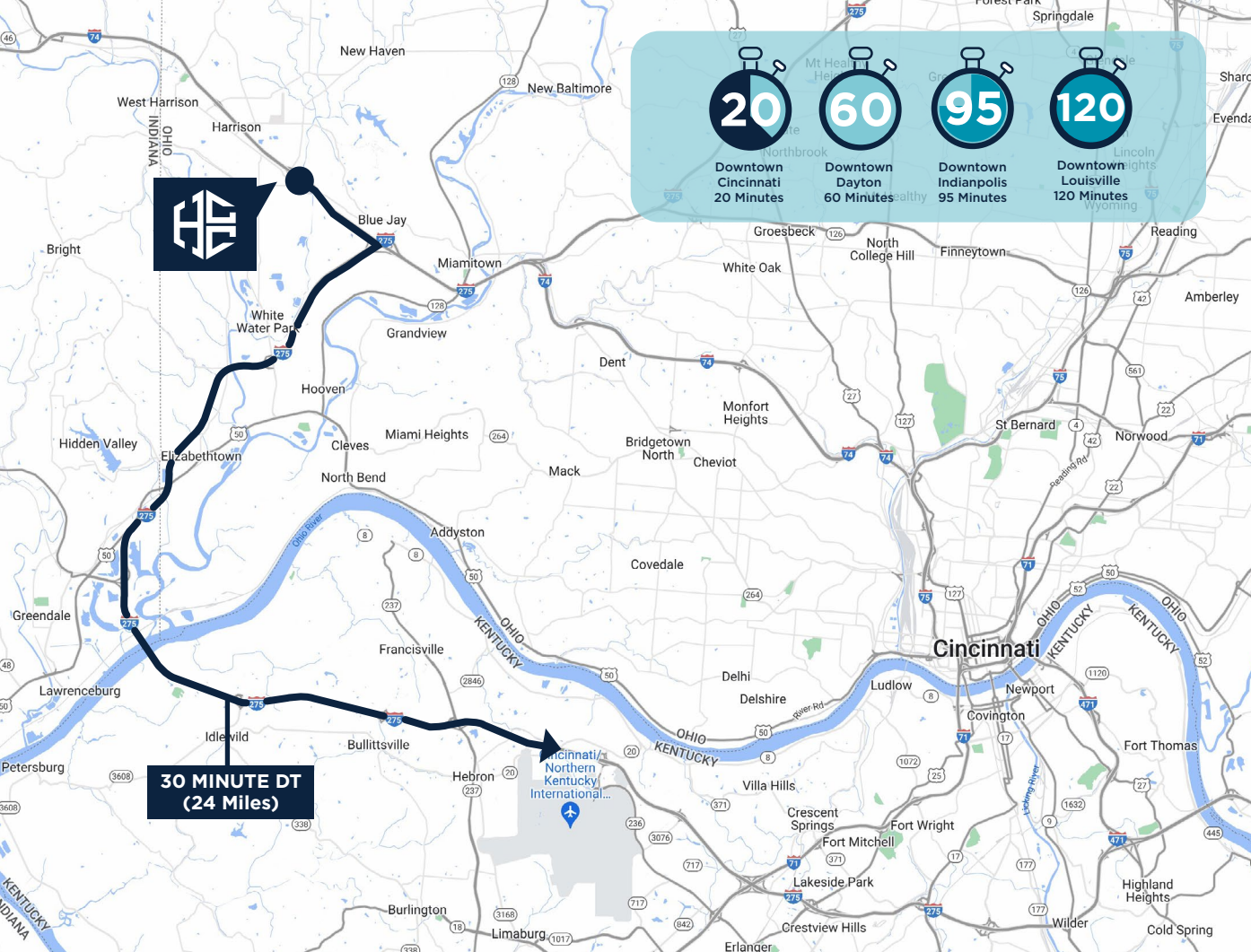


PROPERTY PHOTOS





AERIAL LOCATION



**HARRISON
COMMERCE
CENTER**

FOR MORE INFORMATION, CONTACT:

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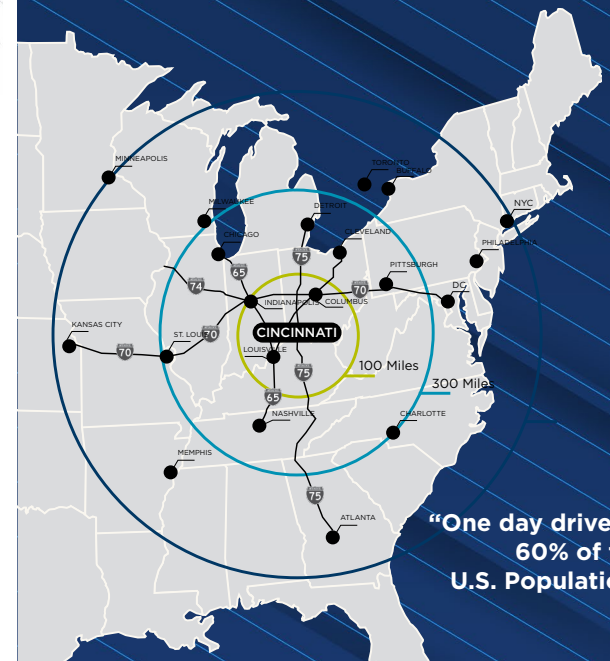


ABOUT HARRISON

Harrison, Ohio, is a rapidly growing community in Hamilton County, part of the Cincinnati-Northern Kentucky metropolitan area. The city's strategic location near I-74 provides easy access to downtown Cincinnati (20 minutes) and CVG Airport (30 minutes).

Harrison benefits from flat, developable land, robust utility infrastructure, and numerous technical support and financial programs, including tax abatements. The City of Harrison is also within an Enterprise Zone (EZ) area, which is an economic development tool administered by municipal and county governments that provides real and personal property tax exemptions to businesses making investments in Ohio on eligible new investment.

The Harrison Economic Development Department works closely with the Ohio Development Services Agency, ODOT, REDI Cincinnati, HCDC and Hamilton County to provide access to state grants, loans, job training and tax credits.



**"One day drive to
60% of the
U.S. Population"**