



## 320 NORTH STATE ST. HARRISON, OH 45030

AVAILABLE FOR SALE OR LEASE

### PROPERTY HIGHLIGHTS



**79,069 Total SqFt**

- Located in City of Harrison minutes to I-74 interchanges New Haven and US 52 Brookville West Harrison
- Building has expansion capabilities
- Compressed airlines throughout
- Ventilation fans throughout
- Dust collection system available
- Ownership would consider short term sale leaseback to transition out of building. +/- 15,000 SqFt tenant income in-place.
- Building has Fiber optics



**CLICK HERE FOR AERIAL VIDEO**



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# 320 NORTH STATE ST

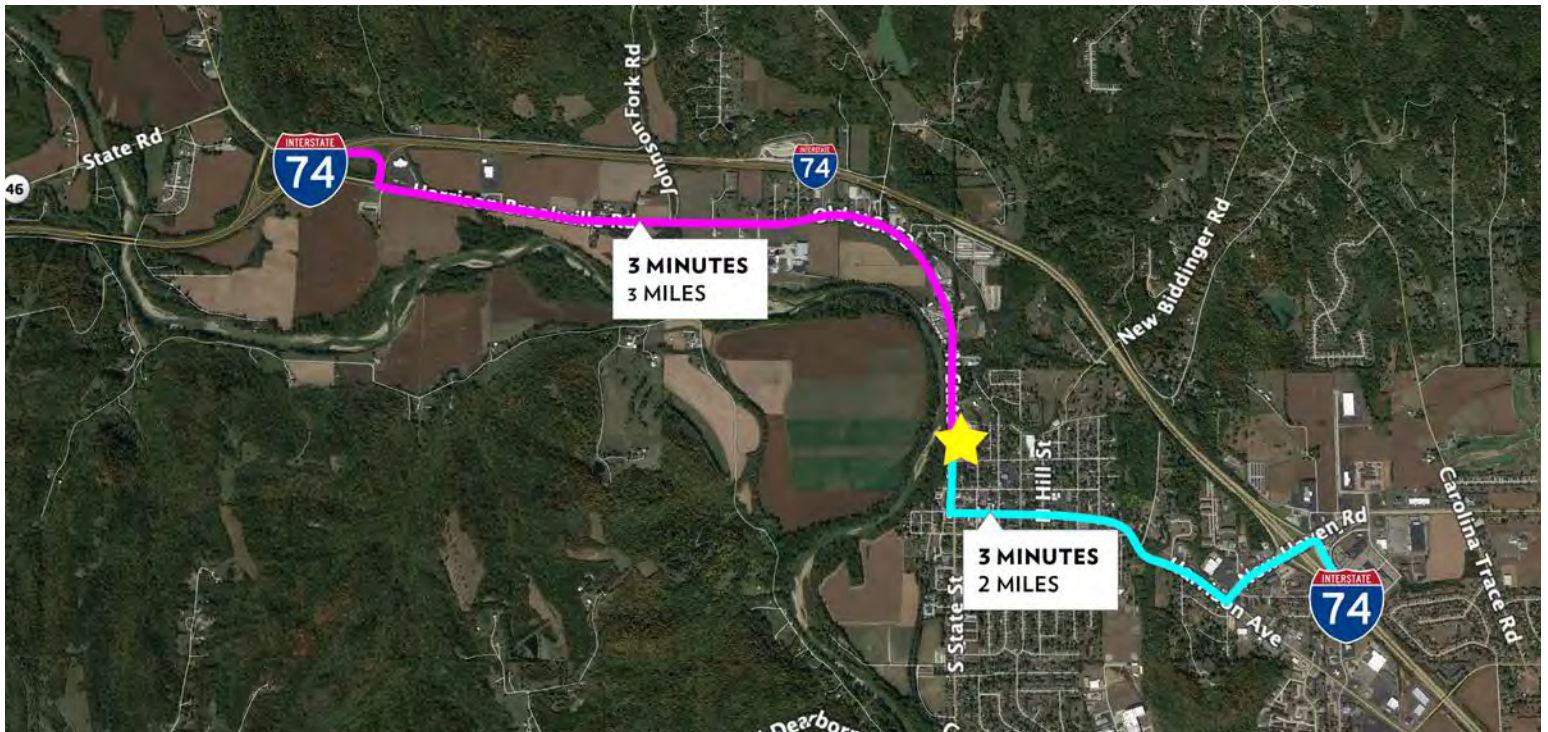
HARRISON, OH

## PROPERTY DETAILS

Total SqFt:	79,069
Warehouse SqFt:	71,896
Office SqFt:	7,200
Acreage:	5.29 acres
Clear Height:	10'-18'
Year Built:	1950's-1970's
Type Construction:	Pre-engineered steel and masonry
Lighting:	Fluorescent and LED
Column Spacing:	Varies
Dock door:	Five (5) - Three (3) with mechanical pit levelers and Two (2) with edge of dock levelers. Additional Two (2) docks (not included in total) located at trash compacter location that can be converted by to dock.

Drive-in door:	Two (2) - 15'x10' and 8'x8'
Sprinkler:	Wet system
Electrical Service:	240-volt/3-phase/4,000 amps. 480-volt transformer onsite
Heat:	Natural gas fired unit heaters and radiant heaters
Roof:	White TPO/rubber membrane (Durolast system - 2006) and metal standing seam
Truck court:	Concrete, asphalt, and gravel
Parking Lot:	100+ spaces
Restrooms:	Nine (9) full restrooms
Assessed Valuation:	\$758,970 (\$10/SqFt)
Annual Property Taxes:	\$17,436 (\$0.22/SqFt)
Hamilton County Parcel ID's:	561-0001-0257-00 and 561-0004-0091-00

## DISTANCE MAP



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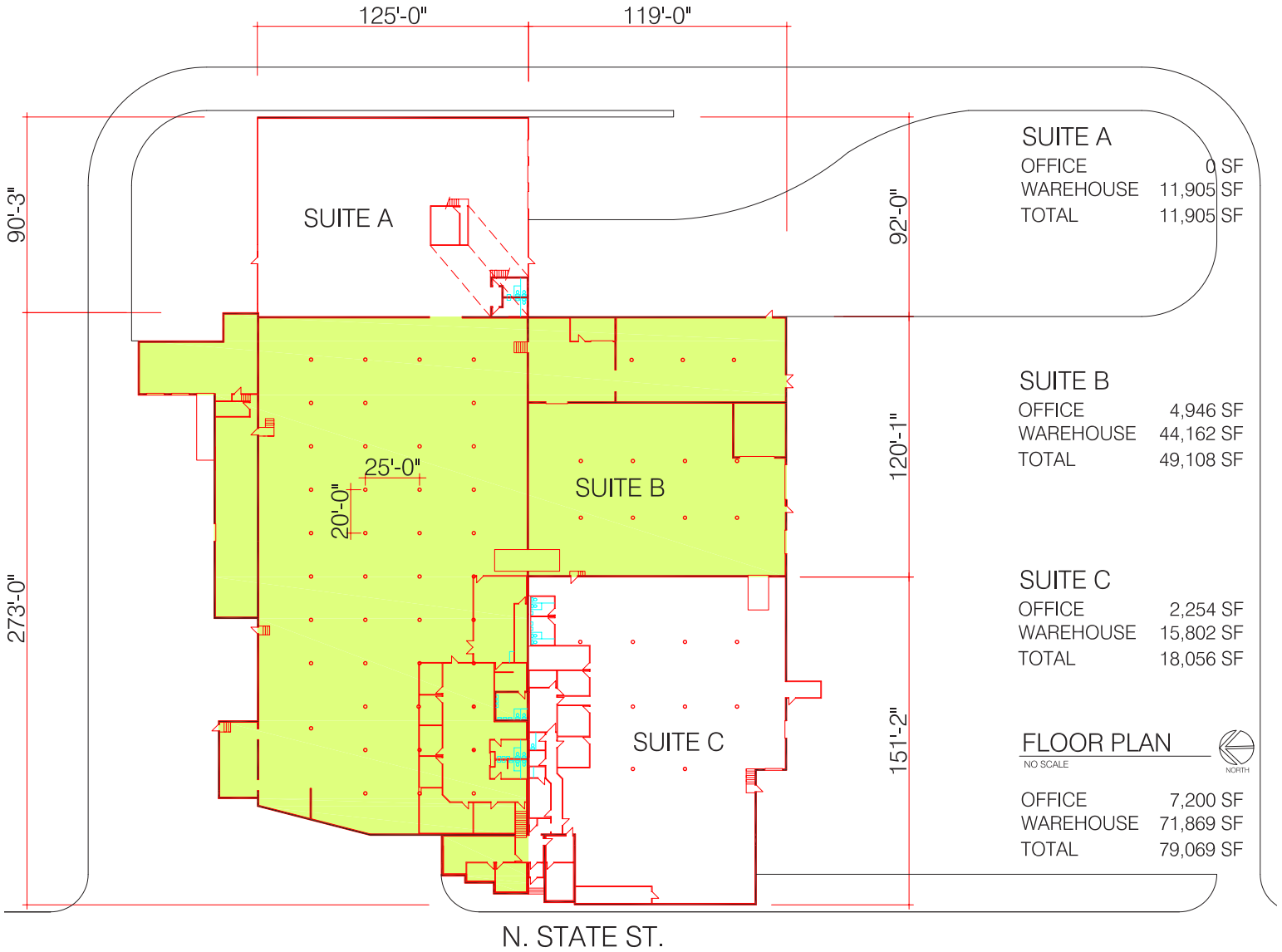
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## FLOOR PLAN



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## PARCEL OUTLINE



## PROPERTY PHOTOS



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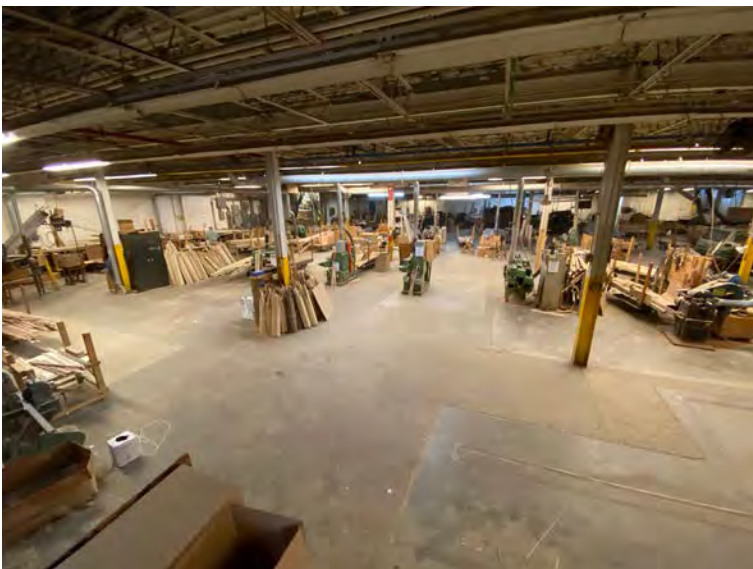
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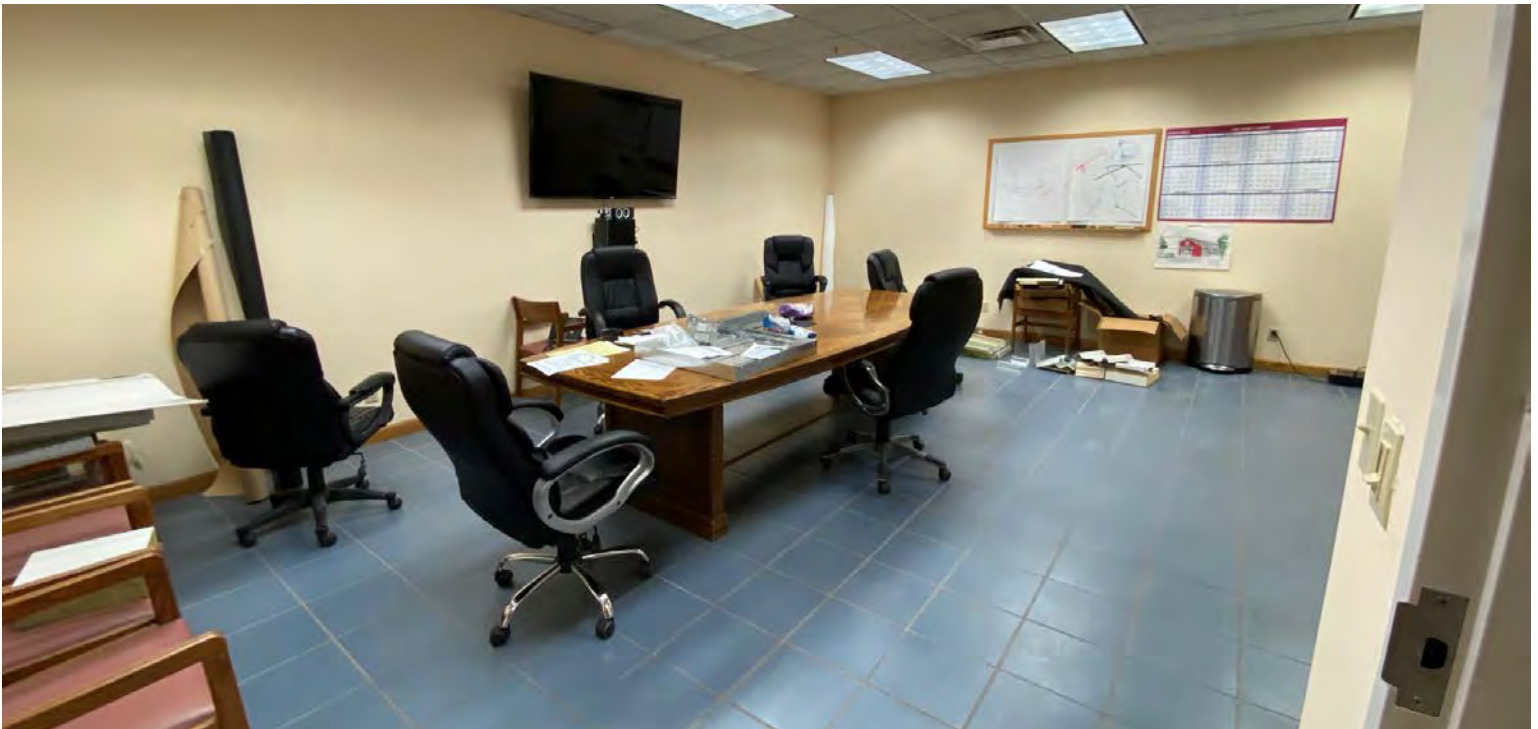
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