

INDUSTRIAL WAREHOUSE

[View Listing](#)



FOR SALE \$985,000

HARRISON, OH

18,900 Sq. Ft. on 3.43 Acres

FEATURES

- Zoned G (heavy industrial) warehouse and office space on a concrete foundation
- Secure, fenced parking area
- 8 overhead (drive-in) doors and 1 loading dock
- 2,500 sq. ft. (13%) front office
 - 5 offices, reception station, reception waiting area, large conference room, kitchen, and 2 private restrooms
- 10,400 sq. ft. warehouse
 - 2 separate office stations with viewing windows overlooking the work floor, public restroom/locker room with shower
- 6,000 sq. ft. warehouse addition added in 2004

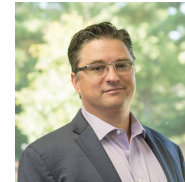
TRAFFIC COUNTS

Street/Intersection	VPD
SR 128	5,558

DEMOGRAPHICS

	Radius 1 Mile	3 Mile	5 Mile
Population	1,465	5,477	30,849
Daytime Population	1,113	4,095	24,016
Households	507	2,007	11,913
Average HH Income	\$126,998	\$120,365	\$128,813

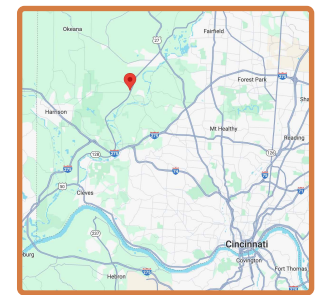
Todd Vollmer



[Call Todd](#)
(513) 505-1902

[Email Todd](#)
TVollmer@MidlandRetail.com

[Download Todd's Contact Card](#)



10845 State Route 128
Harrison, OH 45030



[MidlandRetail.com](#)
(513) 891-2526
697 Wilmer Ave Suite C
Cincinnati, OH 45226

PROPERTY DESCRIPTION

- Original portion of the building is 12,900 sq. ft.
 - Built in 1983
 - Wood framing construction with a concrete foundation on poured concrete footers
 - **Office:** 2,500 sq. ft. (13%)
 - 5 offices, reception station, reception waiting area, large conference room, kitchen, and 2 private restrooms
 - HVAC
 - **Warehouse:** 10,400 sq. ft.
 - 2 separate office stations with viewing windows overlooking the work floor (one located off the main office in front of the building and a 2-level office situated in the middle of the workspace)
 - Window unit in warehouse office
 - Public restroom/locker room with shower
 - 2 overhead (drive-in) doors and 1 in ground loading dock
- Additional 6,000 sq. ft. warehouse space
 - Built in 2004
 - Tilt-up concrete construction with a concrete foundation on poured concrete footers
 - 6 overhead (drive-in) doors
 - Electric and water roughed in for restrooms



MECHANICAL FEATURES

- **HVAC:** The original warehouse area is heated via a gas-fired boiler system. This system also heats the office area and could be utilized to heat the expansion warehouse area, though that area is currently not heated. The office area is fully air conditioned.
- **Electric:** The subject has heavy, three-phase power adequate for most light industrial uses.
- **Sprinkler:** The subject is not sprinklered.
- **Roof:** The original portion of the subject has asphalt shingles over wood joist and decking with a pre-engineered metal roof for the warehouse while the rear 6,000 square feet built in 2004 has asphalt shingles over wood joist and decking.
- **Parking:** The subject has concrete paved parking areas to the east and north of the improvements. There is a fenced-in, gravel-paved area north of the 6,000 square foot expansion warehouse.
- **Site Improvements:** Site improvements consist of primarily concrete and gravel paved parking areas to the north and east of the improvements. The western parking area is fenced in. The rear of the site is wooded and descends into a ravine where there are high-tension lines.
- **Utilities:** The subject property is in a commercial district with public electric, water, and natural gas available. Sanitary sewer service is not available (septic tank).
- **Access:** The site is accessible via a shared curb cut on State Route 128.
- **Zoning:** The entire property is zoned G, Heavy Industrial and the uses permitted in this zoning classification include any use up to heavy industrial, with the exception of trailers and dwellings. There is no minimum lot area or minimum lot width. The minimum front yard setback is 50 feet. The minimum rear yard setback is 20 feet, the minimum side yard setback is 10 feet, and the maximum building height is 75 feet. The existing use is a legally conforming use.

PROPERTY INFORMATION

INDUSTRIAL WAREHOUSE

18,900 Sq Ft For Sale



(513) 891-2526
MidlandRetail.com

Todd Vollmer

(513) 505-1902
TVollmer@MidlandRetail.com



TRADE AREA
INDUSTRIAL WAREHOUSE
 18,900 Sq Ft For Sale



Todd Vollmer

(513) 891-2526
 MidlandRetail.com

(513) 505-1902
 TVollmer@MidlandRetail.com



IMAGES
INDUSTRIAL WAREHOUSE
18,900 Sq Ft For Sale



Todd Vollmer

(513) 891-2526
MidlandRetail.com

(513) 505-1902
TVollmer@MidlandRetail.com



IMAGES
INDUSTRIAL WAREHOUSE
 18,900 Sq Ft For Sale



(513) 891-2526
 MidlandRetail.com

Todd Vollmer

(513) 505-1902
 TVollmer@MidlandRetail.com



2024 Demographics

10845 State Route 128, Harrison, Ohio, 45030

Rings: 1, 3, 5 mile radii

Latitude: 39.27876

Longitude: -84.68336

Population	1 mile	3 miles	5 miles
2024 Total Population	1,465	5,477	30,849
2029 Total Population	1,555	5,614	31,834
2023-2028 Population: Annual Growth Rate	1.20%	0.50%	0.63%
2024 Total Daytime Population	1,113	4,095	24,016
2024 Female Population	731	2,712	15,361
2024 Male Population	734	2,765	15,488
2024 Median Age	34.7	40.3	41.9
Households	1 mile	3 miles	5 miles
2024 Total Households	507	2,007	11,913
2029 Total Households	533	2,044	12,170
2023-2028 Households: Annual Growth Rate	1.01%	0.37%	0.43%
2024 Average Household Size	2.89	2.73	2.59
2024 Dominant Tapestry Segment Name	Southern Satellites	Southern Satellites	Green Acres
Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$126,998	\$120,365	\$128,813
2029 Average Household Income	\$151,598	\$145,227	\$154,842
2024 Median Household Income	\$110,329	\$101,503	\$103,999
2029 Median Household Income	\$132,547	\$120,081	\$124,977
2023-2028 Median Household Income: Annual Growth	3.74%	3.42%	3.74%
2024 Per Capita Income	\$42,608	\$44,860	\$49,596
2029 Per Capita Income	\$50,347	\$53,766	\$59,038
2023-2028 Per Capita Income: Annual Growth Rate	3.39%	3.69%	3.55%
Home Value	1 mile	3 miles	5 miles
2024 Average Home Value	\$344,346	\$339,891	\$319,485
2029 Average Home Value	\$380,469	\$424,862	\$393,379
2024 Median Home Value	\$344,346	\$339,891	\$319,485
2029 Median Home Value	\$361,199	\$365,583	\$357,452
Race	1 mile	3 miles	5 miles
Diversity Index	20.7	18.2	21.6
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	33	65	251
9-12th Grade/No Diploma	40	182	577
High School Diploma	210	1,001	5,603
GED/Alternative Credential	1	100	678
Some College/No Degree	118	490	3,257
Associate's Degree	25	352	2,573
Bachelor's Degree	292	1,072	6,022
Graduate/Professional Degree	166	448	2,569
Educational Attainment Base	885	3,710	21,530
Business Summary	1 mile	3 miles	5 miles
Total Businesses	28	163	855
Total Employees	268	1,282	9,855
Total (SIC01-99) Sales (\$000)	\$62,146,752	\$266,802,143	\$1,504,089,096
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2024 Annual Budget Expenditures	\$55,741,738	\$209,512,613	\$1,330,147,256
2029 Annual Budget Expenditures	\$70,083,088	\$257,428,938	\$1,632,874,783
2024 Retail Goods	\$2,328,973	\$8,305,773	\$52,270,222
2029 Retail Goods	\$23,065,937	\$85,832,902	\$543,771,280