



# For sale or lease

9486 Sutton Place, West Chester, OH | 58,580 SF

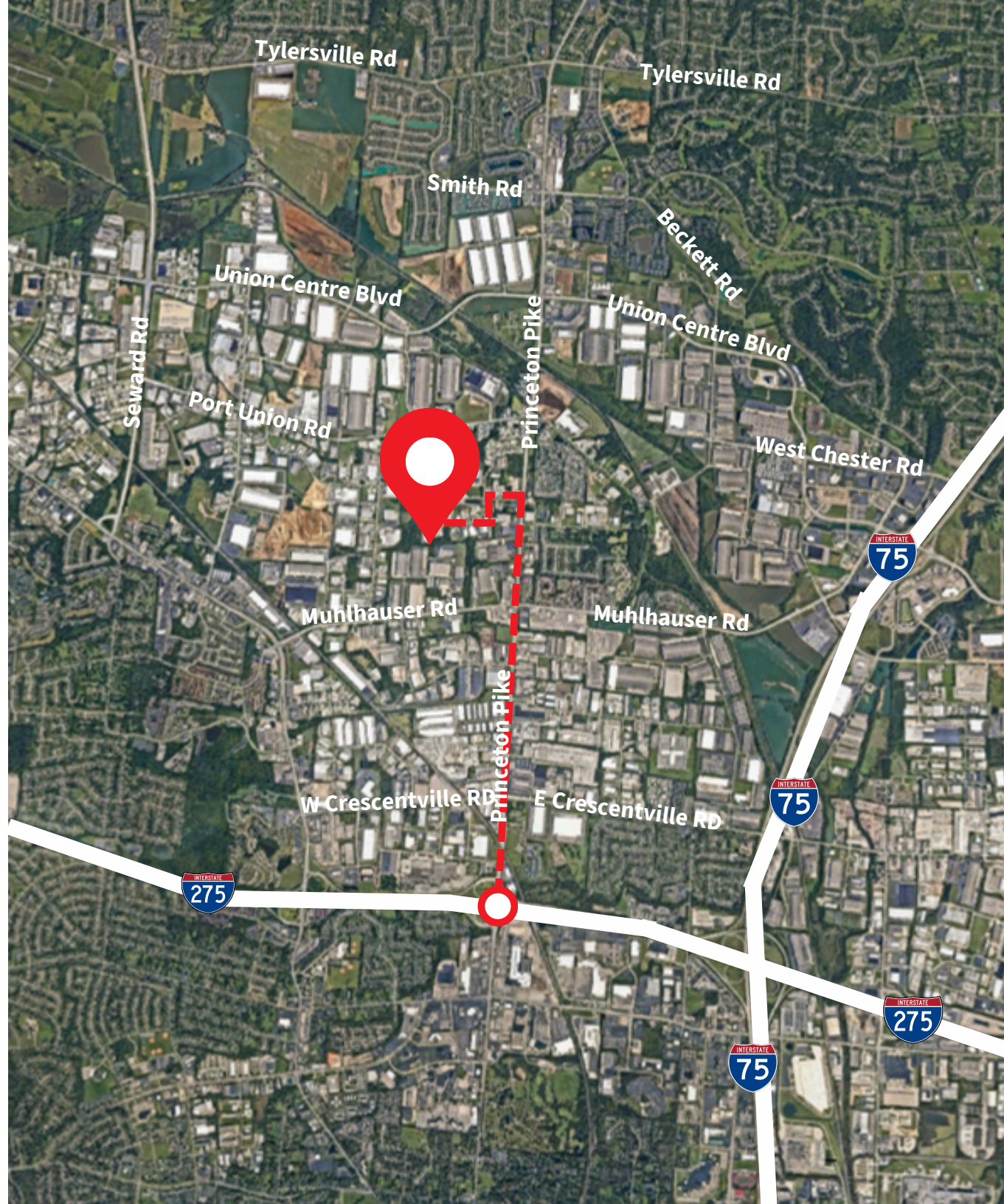
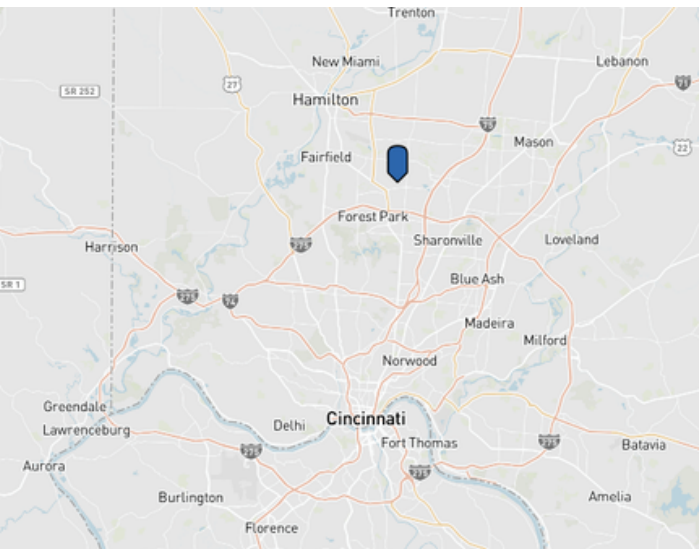
**SALE:**  
**\$5,750,000**  
**(\$98.16/SF)**

**LEASE:**  
**\$7.25 NNN**  
**Free base rent until Sep 2026**  
**min. 5 year deal**

# Location

Strategically located in a prime industrial zone, 9486 Sutton Place offers excellent access to major transportation routes. Its central position provides businesses with a competitive advantage in logistics and distribution. The property's location is ideal for companies seeking to optimize their supply chain operations and reduce transportation costs.

3.2 miles to I-275



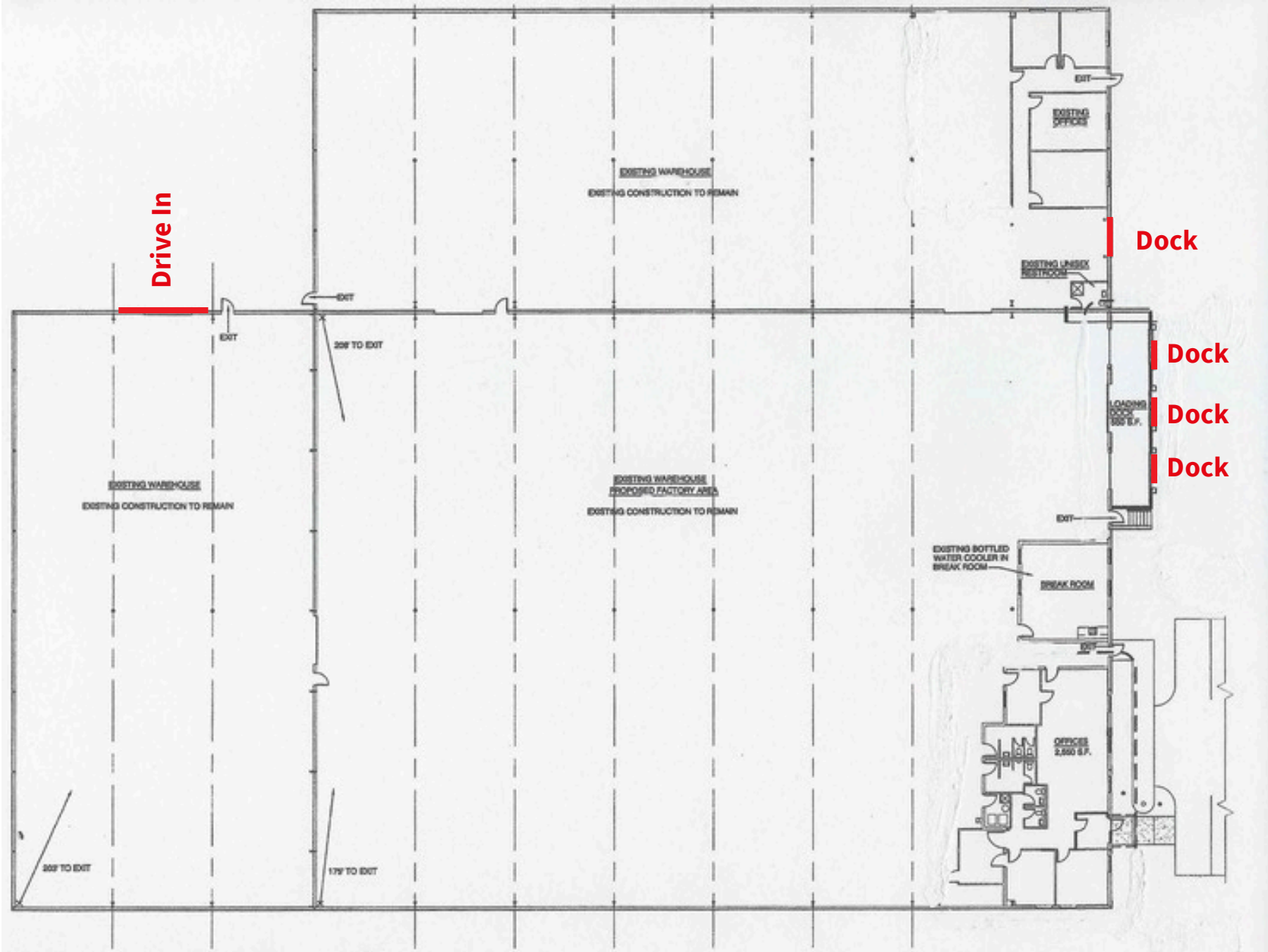
# Property Details

Size	58,580 SF
Office	+/- 3,550 SF
Docks	4
Drive Ins	1
Clear Height	17'
Power	480v/3 Phase/800a
Sprinklers	Wet
Column Spacing	25' x 75'
Heat	Gas
Sale Price	\$5,750,000 (\$98.16/SF)
Rate	\$7.25 NNN
Tax/ins.	Est. \$0.86



**\*Free base rent until Sep 2026 (min 5 year deal)**

# Floorplan



# Thank you

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