For sale or lease

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

LEASE:
$7.25 NNN

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

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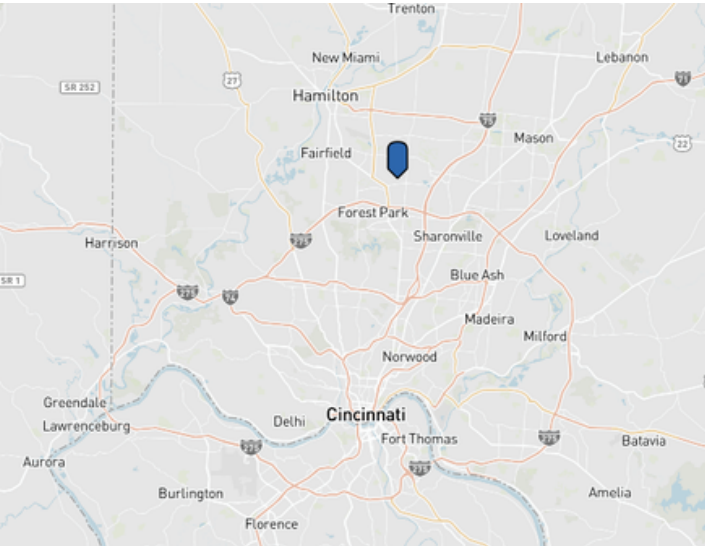
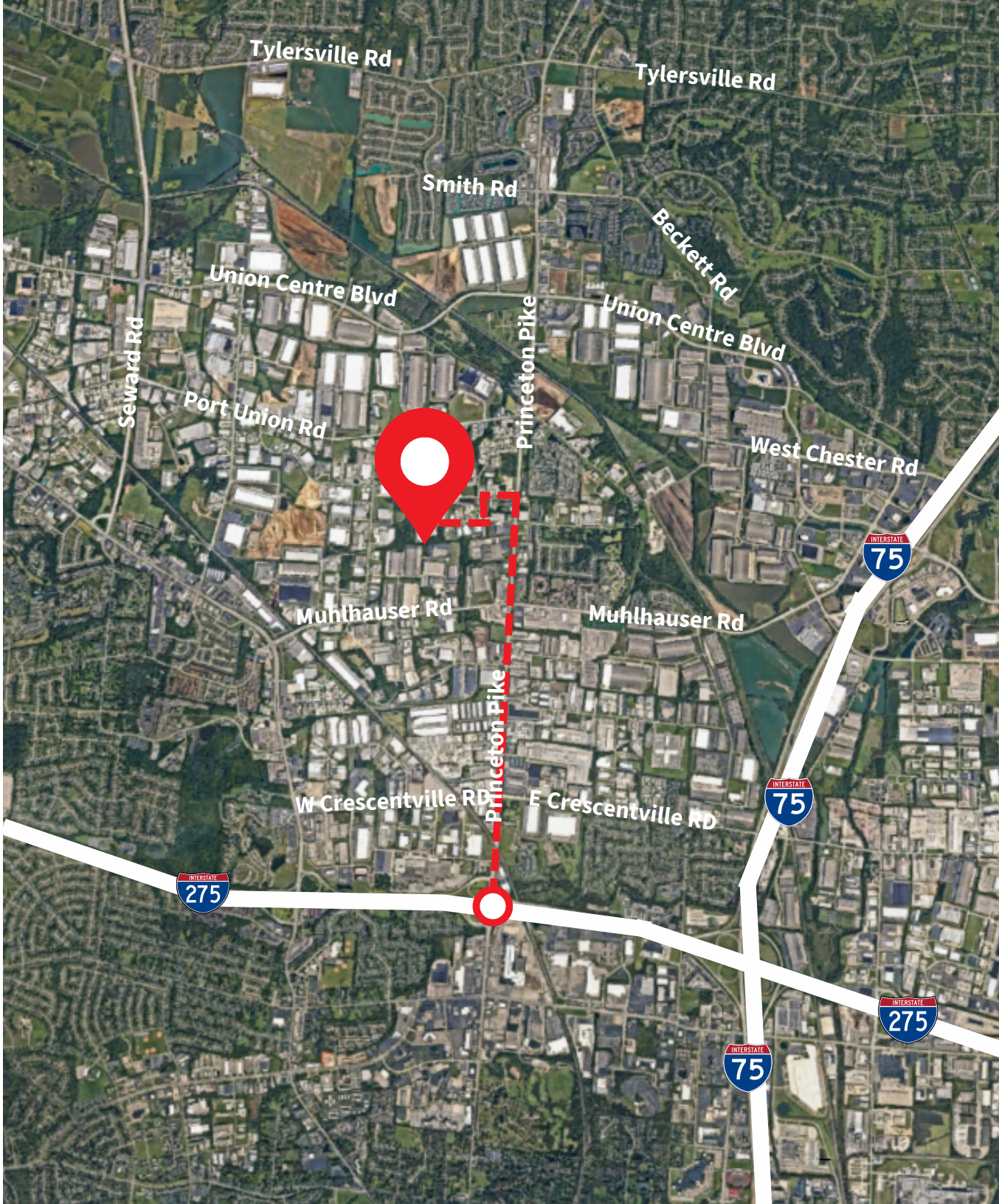
Location

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





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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

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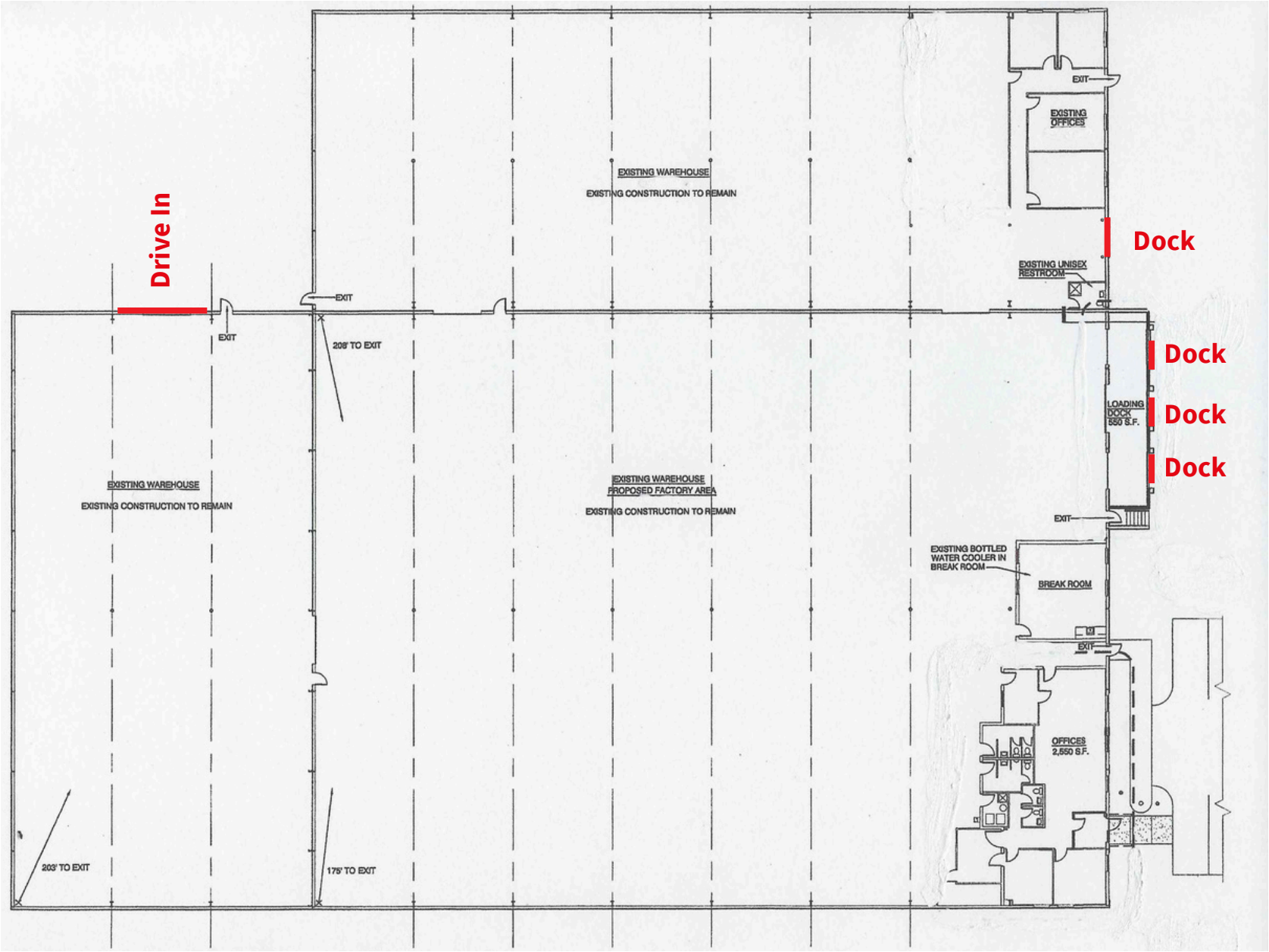
Floorplan


Drive In
EXIT
EXIT
208' TO EXIT
EXISTING WAREHOUSE
EXISTING CONSTRUCTION TO REMAIN
EXISTING WAREHOUSE
EXISTING CONSTRUCTION TO REMAIN
EXISTING WAREHOUSE
PROPOSED FACTORY AREA
EXISTING CONSTRUCTION TO REMAIN
203' TO EXIT
175' TO EXIT
EXIT
EXISTING OFFICES
Dock
EXISTING UNISEX RESTROOM
Dock
Dock
Dock
LOADING DOCK 550 S.F.
EXIT
EXISTING BOTTLED WATER COOLER IN BREAK ROOM
BREAK ROOM
EXIT
OFFICES 2,550 S.F.

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Thank you

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