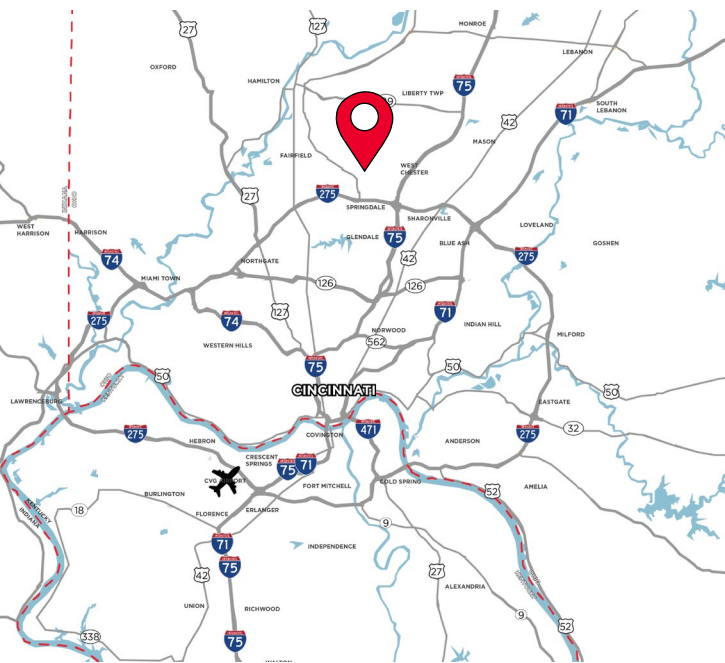


**FOR LEASE**  
**9474 SUTTON  
PLACE**  
HAMILTON, OH 45011



**RATE: \$7.95/SF/NNN + \$1.75/SF OPEX**



## **PROPERTY HIGHLIGHTS**

- 20,275 Total SF
- 1,500 SF Office
- 5.968 Acres
- (3) Dock Doors (9'x10'); (2) w/ Levelers
- 1 Drive In Door (10'x10')
- Fenced Concrete Outside Storage Area
- Available March 1, 2025

For more information, contact:

**Ben McNab, SIOR, CCIM**  
Managing Director  
+1 513 763 3019  
ben.mcnab@cushwake.com

**Tom McCormick, SIOR, CCIM**  
Managing Director  
+1 513 763 3025  
tom.mccormick@cushwake.com

201 E. Fourth Street, Suite 1800  
Cincinnati, OH 45202  
P: +1 513 421 4884  
cushmanwakefield.com

# FOR LEASE

# 9474 SUTTON PLACE

HAMILTON, OH 45011

## BUILDING SPECIFICATIONS

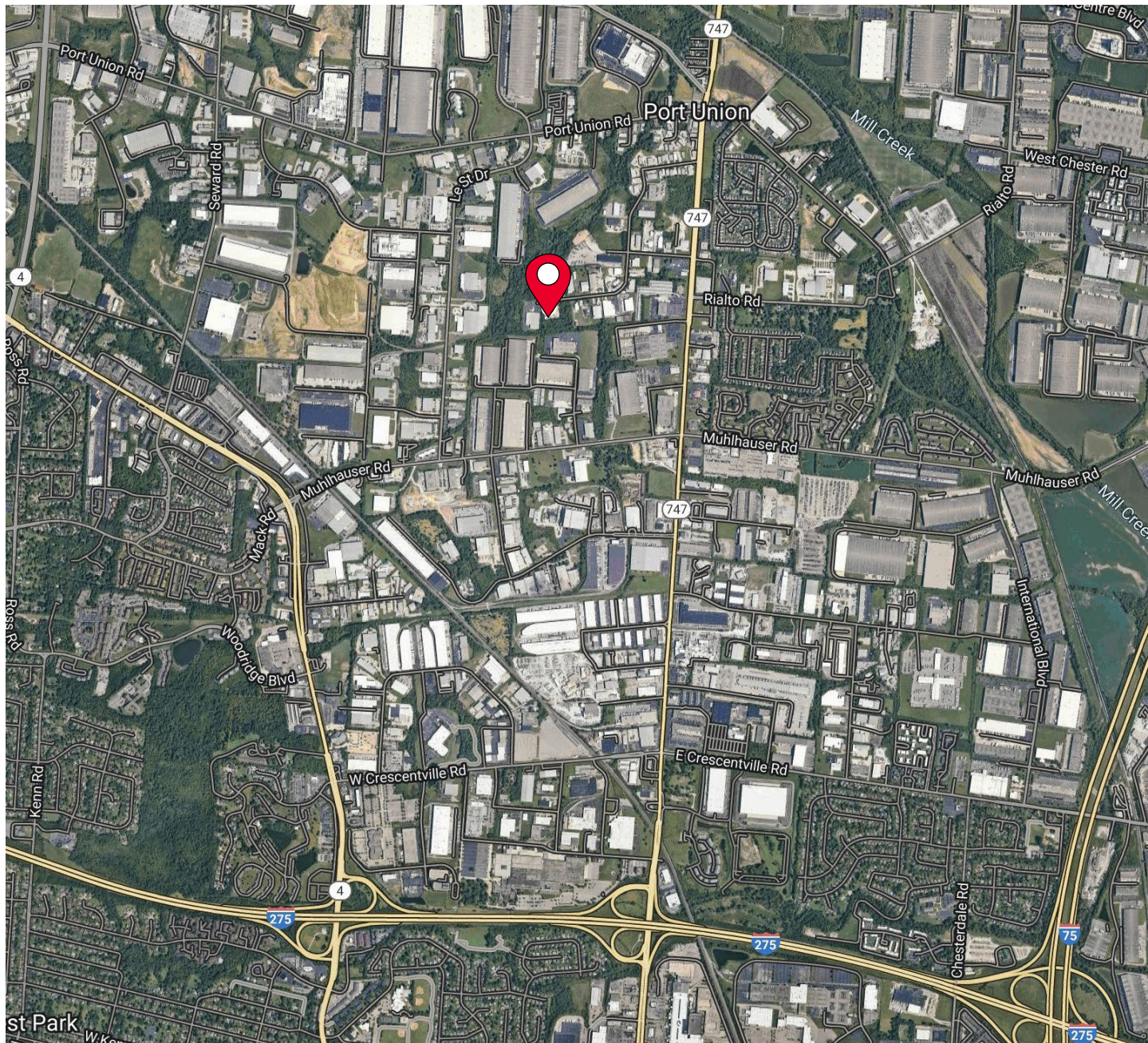
**\$7.95/SF/NNN + \$1.75/SF OPEX**  
**\$20,938/YR REAL ESTATE TAXES**

<b>LOCATION</b>	Hamilton, OH	<b>DOCK DOORS</b>	(3) Docks (9'x10'); (2) w/ levelers
<b>YEAR BUILT</b>	1991	<b>DRIVE IN DOORS</b>	(1) Drive In Door (10'x10')
<b>AVAILABLE SPACE</b>	20,275 SF	<b>FIRE SUPPRESSION</b>	Wet System
<b>OFFICE SPACE</b>	1,500 SF	<b>ELECTRIC</b>	240volt , 400amp, 3 phase
<b>CLEAR HEIGHT</b>	14' - 16'	<b>HEAT</b>	Gas fired unit heaters & radiant heaters
<b>LIGHTING</b>	LED	<b>MISC</b>	\$20,938/Year Real Estate Taxes 6" Vinyl Insulations Fenced concrete outside storage area



FOR LEASE  
**9474 SUTTON PLACE**  
HAMILTON, OH 45011

**AERIAL LOCATION**



For more information, contact:

**Ben McNab, SIOR, CCIM**  
Managing Director  
+1 513 763 3019  
ben.mcnab@cushwake.com

**Tom McCormick, SIOR, CCIM**  
Managing Director  
+1 513 763 3025  
tom.mccormick@cushwake.com

201 E. Fourth Street, Suite 1800  
Cincinnati, OH 45202  
P: +1 513 421 4884  
cushmanwakefield.com