



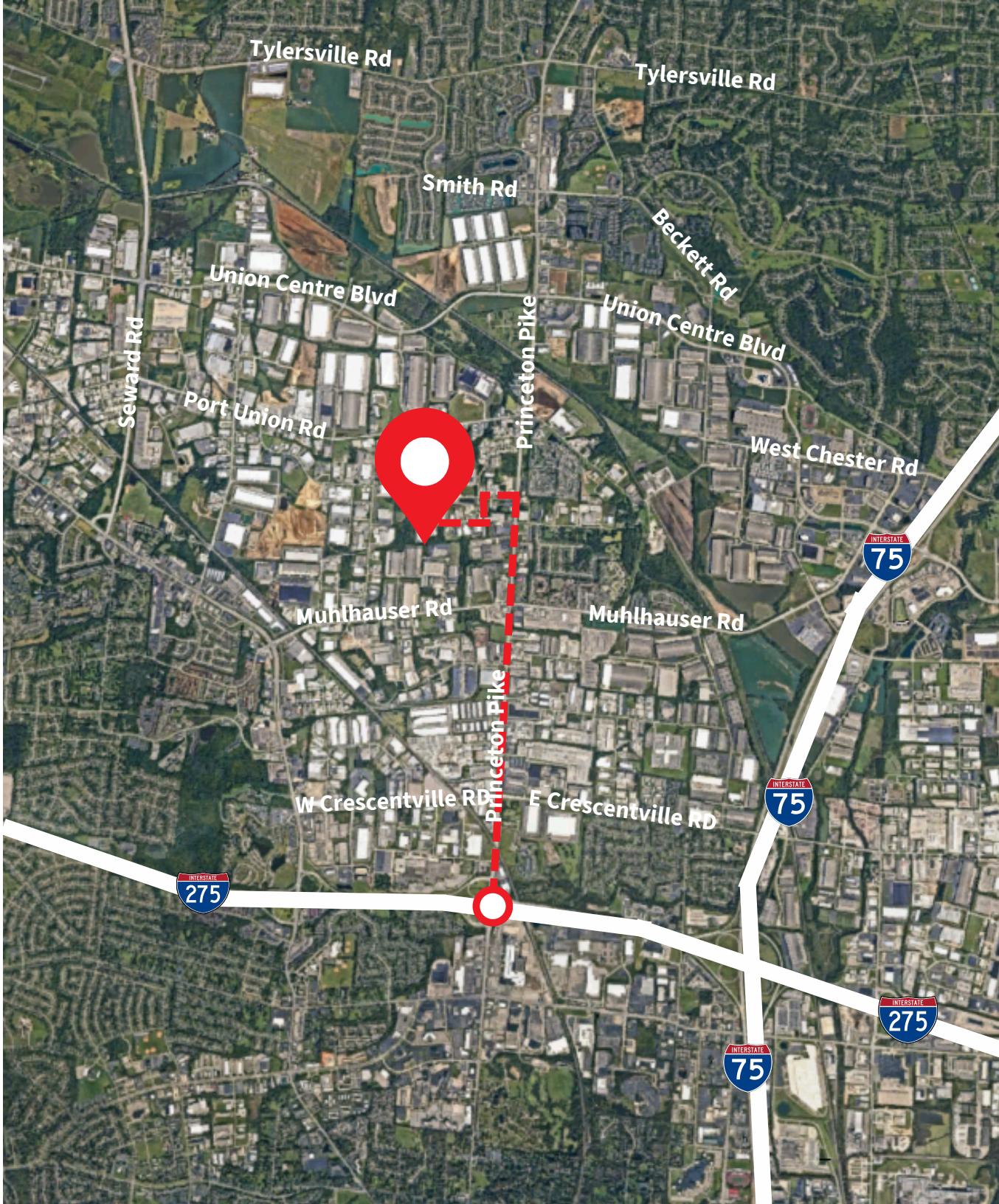
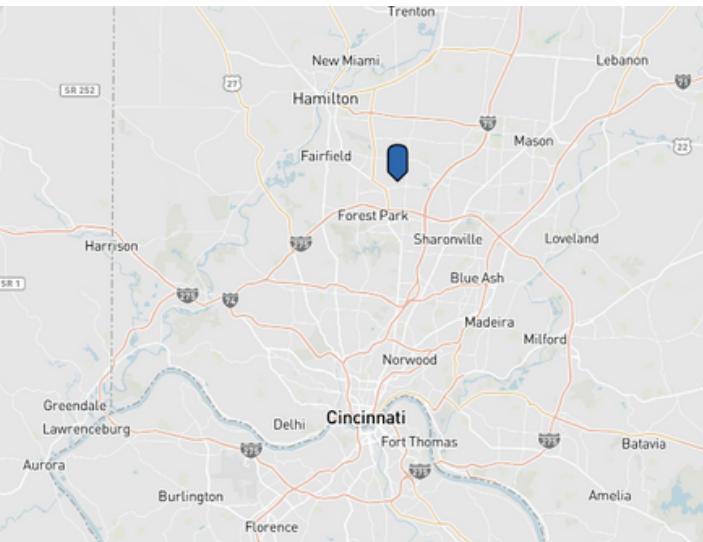
For sale or lease

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

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

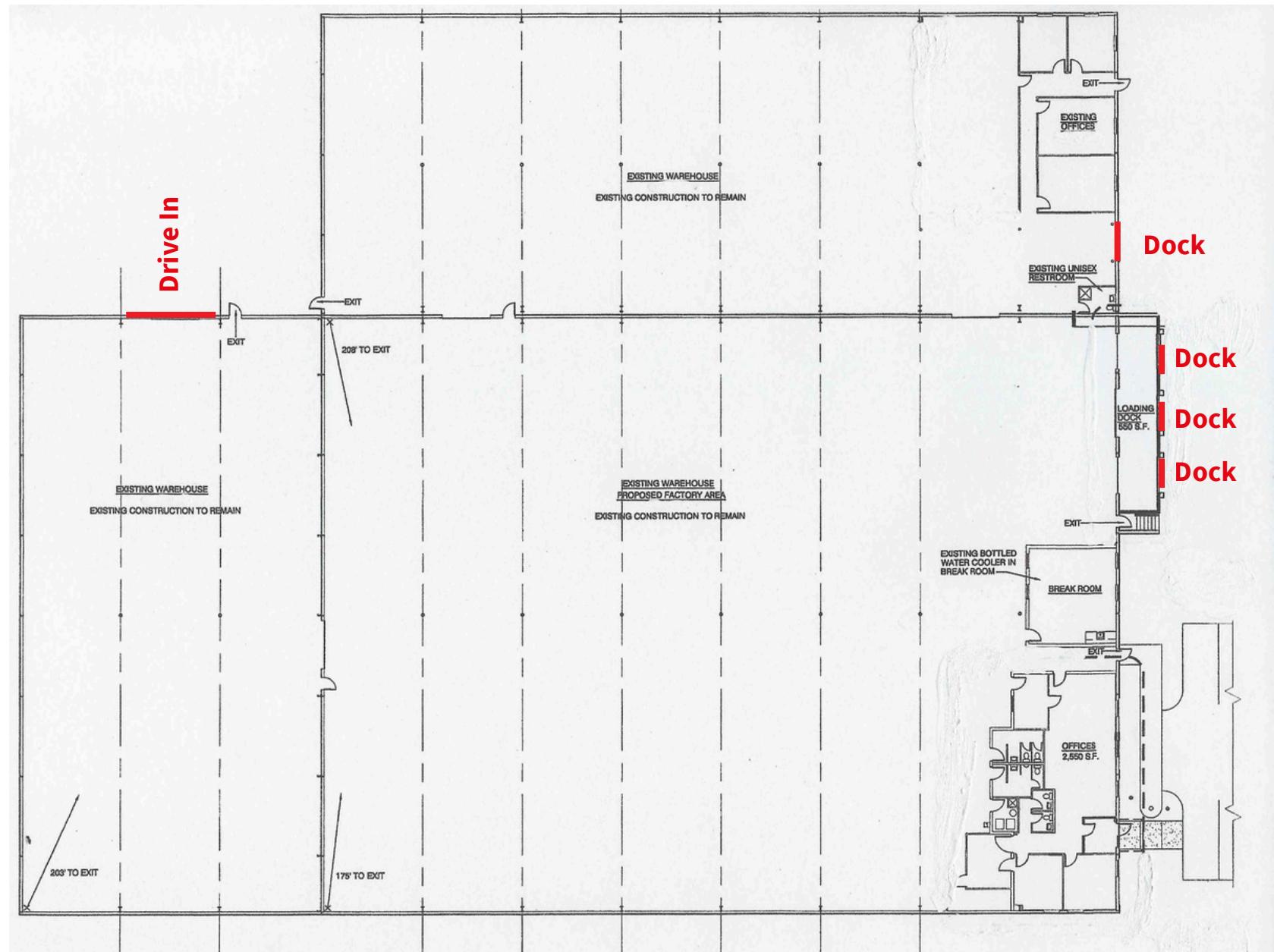


Property Details

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
Rate	\$7.25 NNN
Tax/ins.	Est. \$0.86



Floorplan



Thank you

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