



# 9059 SUTTON PL.

WEST CHESTER, OH 45011

AVAILABLE FOR LEASE

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## PROPERTY HIGHLIGHTS

 **5,350 SqFt**

- 5,350 SqFt concrete and steel building with 4,600 SqFt warehouse and 750 SqFt office
- 12'-13' clear height with two drive-in doors (10'x12' and 8'x8') plus one exterior dock
- 27'x47' column spacing, fully insulated
- 120/208V 3-phase, 400-amp electrical service
- Natural gas fired unit heaters
- 6 auto parking spaces on 0.44 acres
- Lease Rate: \$8.50/SqFt NNN

 [CLICK HERE FOR AERIAL VIDEO](#)

## PROPERTY DETAILS

|                            |                                            |
|----------------------------|--------------------------------------------|
| Total SqFt:                | 5,350                                      |
| Warehouse SqFt:            | 4,600                                      |
| Office SqFt:               | 750                                        |
| Acreage:                   | 0.44 acres                                 |
| Clear Height:              | 12'-13'                                    |
| Year Built:                | 1988                                       |
| Type Construction:         | Concrete and steel, fully insulated        |
| Lighting:                  | T-12's                                     |
| Column Spacing:            | 27'x47'                                    |
| Dock door:                 | One (1) exterior dock                      |
| Drive-in door:             | Two (2); 10'x12' and 8'x8'                 |
| Sprinkler:                 | None                                       |
| Electrical Service:        | 120/208-volt, 3-phase, 400-amps            |
| Heat:                      | Natural gas fired unit heaters             |
| Roof:                      | Metal                                      |
| Parking Lot:               | Six (6) spaces                             |
| Restrooms:                 | One (1) in office and One (1) in warehouse |
| Butler County Parcel ID's: | M5620241000025                             |

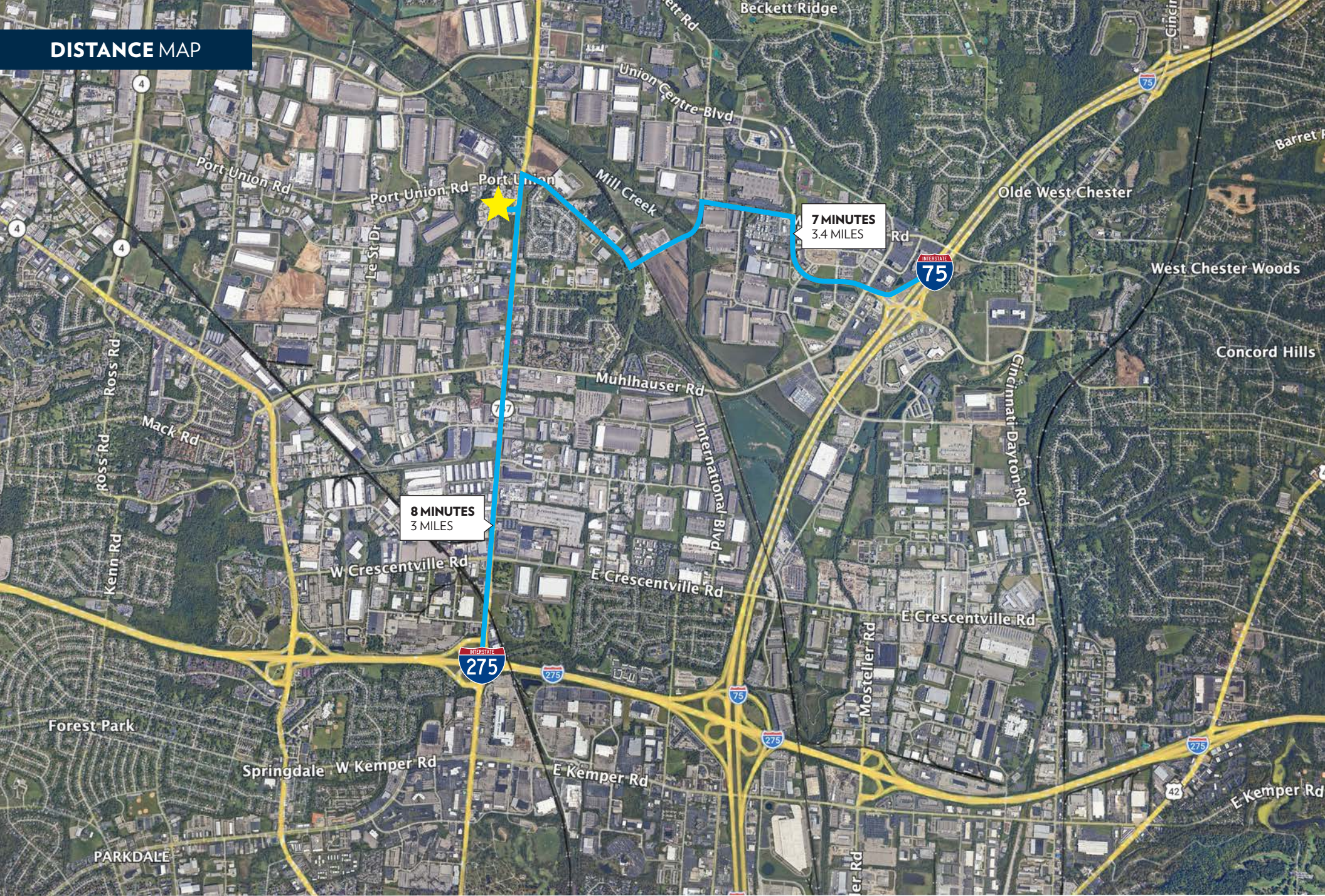
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## DISTANCE MAP



8 MINUTES  
3 MILES

7 MINUTES  
3.4 MILES

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## PARCEL OUTLINE



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