



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 + \$1.98/SqFt OpEx



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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

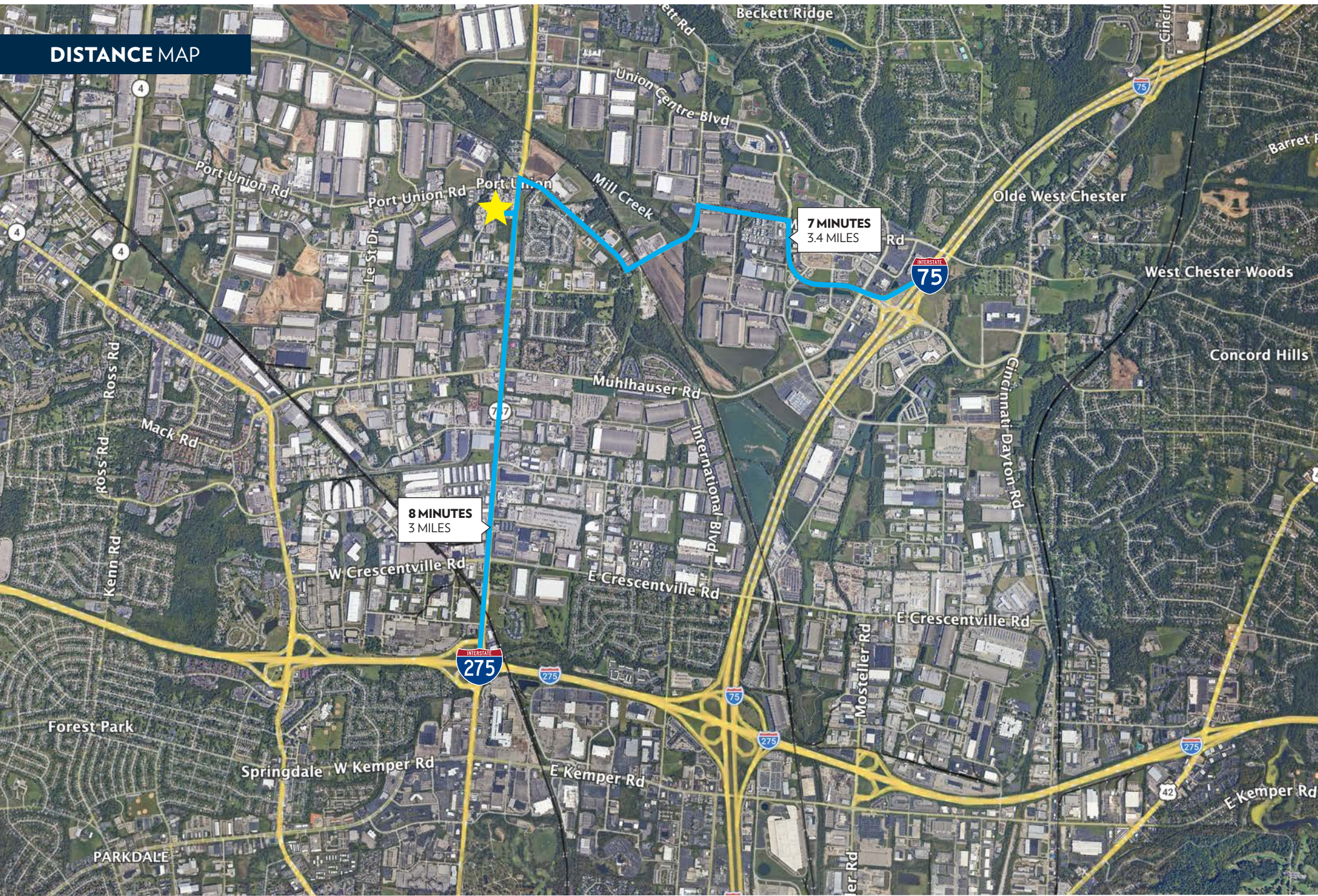
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DISTANCE MAP



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PARCEL OUTLINE



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