

INDUSTRIAL BUILDING FOR SALE

9026 SUTTON PLACE

West Chester Township, OH 45011



Chas Cook
chas.cook@lee-associates.com
D. 513.588.1132
C. 513.884.2665

Paul Schmerge
pschmerge@lee-associates.com
D. 513.588.1107
C. 513.305.5690

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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INDUSTRIAL BUILDING FOR SALE

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AVAILABLE: ± 5,344 SF
FOR SALE: \$599,000

PROPERTY HIGHLIGHTS:

- Located off OH SR-747 with close access to I-75 & I-275
- +/- 1,266 SF of Office
- 13'-14' Ceiling Clearance
- 1 Dock (8'x 8') & 1 Drive-In (10'x12')
- Inside and outside electrical outlets and water spickets
- Building is alarmed and equipped with security cameras
- No income tax in West Chester Township



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FACT SHEET

Location:	West Chester Township, Butler County	Parking:	+/- 6 Parking Spots near Entrance Additional Parking in Back Gravel Lot
Total Building Size:	+/- 5,344 SF	Restrooms:	2 Office
Office Size:	+/- 1,266 SF	Heating:	Gas Unit Heaters
Warehouse Size:	+/- 4,078 SF	Air Conditioning:	Office Only
Mezzanine:	+/- 624 SF (Not Included in Total SF)	Exhaust Fan:	Yes
Land:	0.448 Acres	Lighting:	Fluorescent, T-8
Zoning:	M-1 Light Industrial	Outside Security Lighting:	Yes, with Cameras
Access to Expressways:	2.7 miles to I-275 (Exit 42) 3.4 miles to I-75 (Exit 19)	Windows:	Office Only
Year Built:	1988	Electrical Service:	120/208V 3 Phase
Construction:	Tilt-Up Concrete	Gas & Electric:	Duke Energy
Column Spacing:	48'x 23' (1 Warehouse Column)	Water & Sewer:	Cincinnati Water Works
Floor:	Concrete	Parcel ID:	M5620-241.000-021
Roof:	Metal, Sloped	Annual Taxes:	\$6,876 (\$1.29/SF)
Ceiling Height:	13'-14'	Available:	Immediately
Loading Facilities:	1 Dock (8'x 8') 1 Drive-In with Opener (10'W x 12'H)	Sale Price:	\$599,000 (\$112/SF)

