



For Sale or Lease

9166 Sutton Place
West Chester, OH 45011

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- 28,795 total s.f.
- 3,700 s.f. office
- Built in 2006
- 0% earnings tax (West Chester Township)
- Sale price: \$2,500,000
- Lease rate: \$4.95 / s.f. nnn
- Estimated taxes/insurance: \$1.45 / s.f.



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Building highlights

Total s.f.:	28,795 s.f.
Office s.f.:	3,700 s.f.
Acres:	3.743
Zoned:	M-1/M-2
Clear height:	22'
Sprinklered:	Wet system
Power:	3 Phase / 480v / 600 amps
Docks:	3
Drive-ins:	1 (16' x 16')
Cranes:	1 - 15 ton



Location



