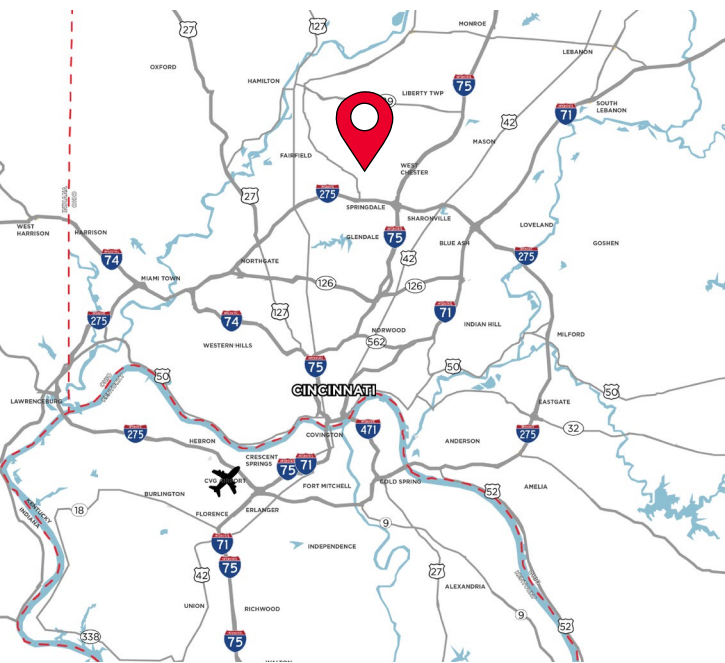


FOR LEASE
**9474 SUTTON
PLACE**
HAMILTON, OH 45011



RATE: \$7.95/SF/NNN + \$1.75/SF OPEX



PROPERTY HIGHLIGHTS

- 20,275 Total SF
- 1,500 SF Office
- 5.968 Acres
- (3) Dock Doors (9'x10'); (2) w/ Levelers
- 1 Drive In Door (10'x10')
- Fenced Concrete Outside Storage Area
- Available March 1, 2025

For more information, contact:

Ben McNab
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cushmanwakefield.com

FOR LEASE

9474 SUTTON PLACE

HAMILTON, OH 45011

BUILDING SPECIFICATIONS

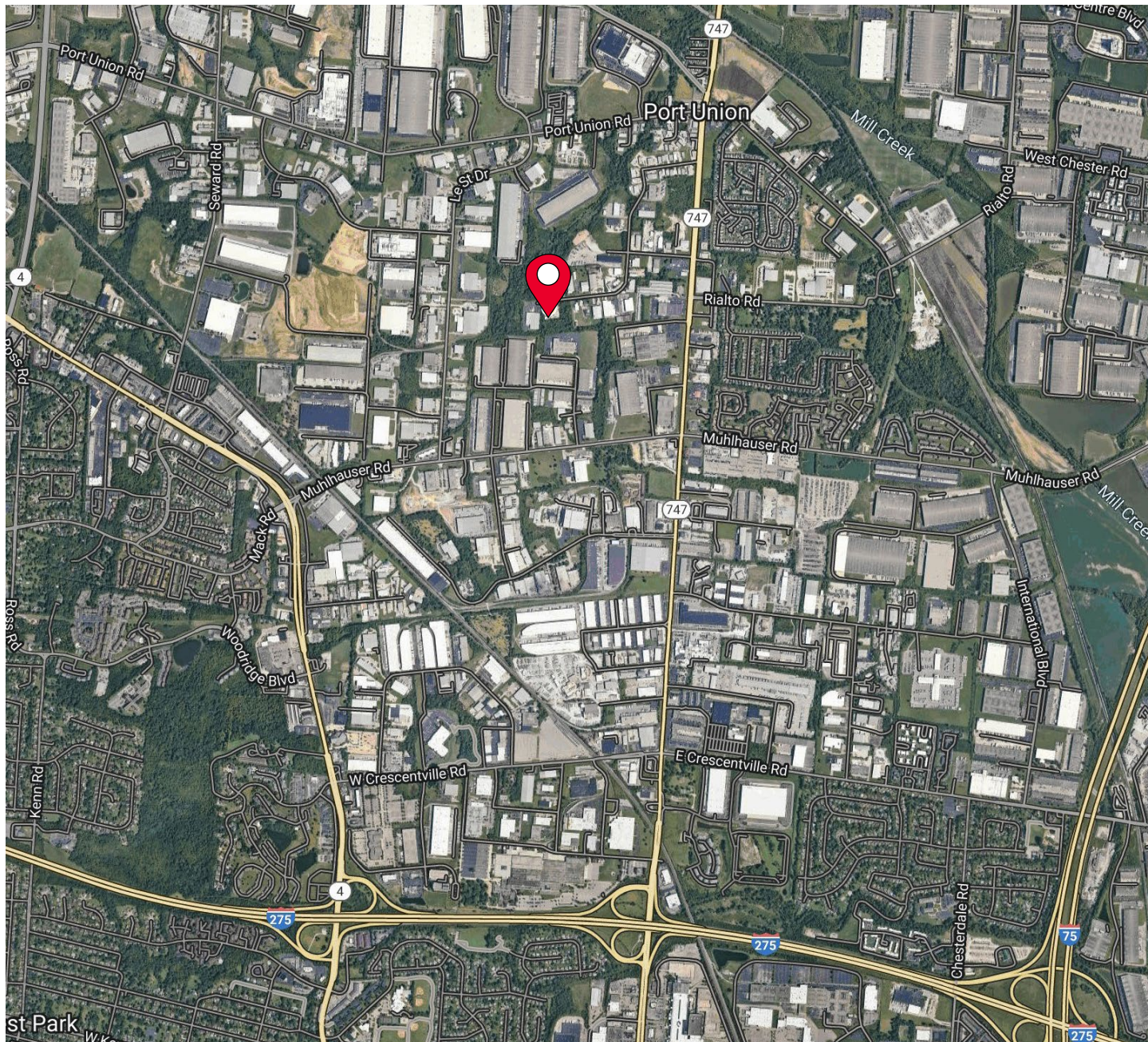
\$7.95/SF/NNN + \$1.75/SF OPEX
\$20,938/YR REAL ESTATE TAXES

| | | | |
|--------------------------|---------------------------------|-------------------------|---|
| LOCATION | Hamilton, OH | DOCK DOORS | (3) Docks (9'x10'); (2) w/ levelers |
| YEAR BUILT | 1991 | DRIVE IN DOORS | (1) Drive In Door (10'x10') |
| AVAILABLE SPACE | 20,275 SF | FIRE SUPPRESSION | Wet System |
| OFFICE SPACE | 1,500 SF | ELECTRIC | 240volt , 400amp, 3 phase |
| CLEAR HEIGHT | 14' - 16' | HEAT | Gas fired unit heaters & radiant heaters |
| LIGHTING | LED | MISC | <ul style="list-style-type: none">• 6" Vinyl Insulations• Fenced concrete outside storage area• Lease rate does NOT include the additional 4 wooded acres |
| REAL ESTATE TAXES | \$20,938/Year Real Estate Taxes | | |



FOR LEASE
9474 SUTTON PLACE
HAMILTON, OH 45011

AERIAL LOCATION



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