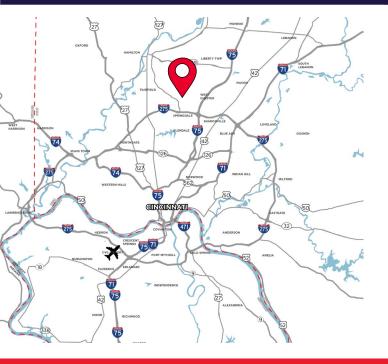


RATE: \$7.95/SF/NNN + \$1.75/SF OPEX



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:

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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 SUPRESSION	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	 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		

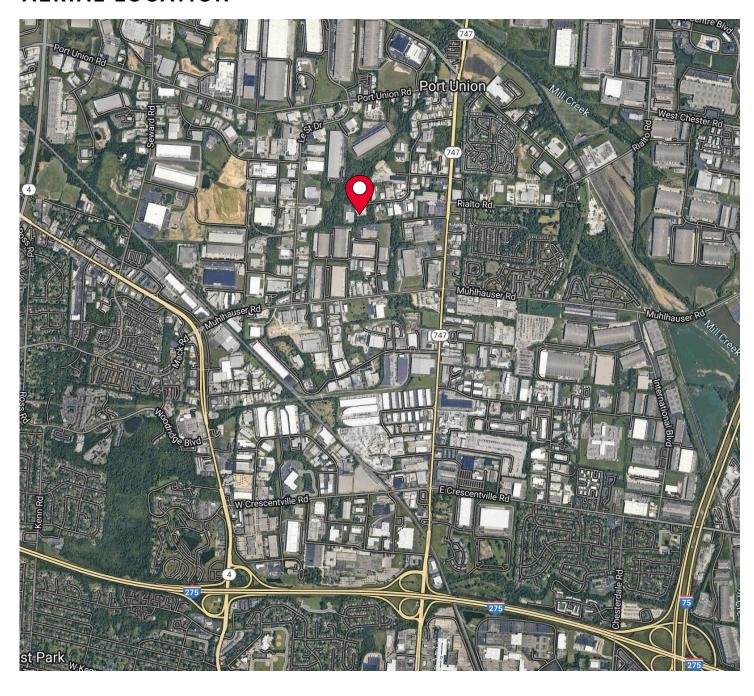


FOR LEASE 9474 SUTTON PLACE

HAMILTON, OH 45011



AERIAL LOCATION



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