

# Land For Sale

# INDUSTRIAL

**Owner will Design/Build  
Minimum (10) Year Lease**

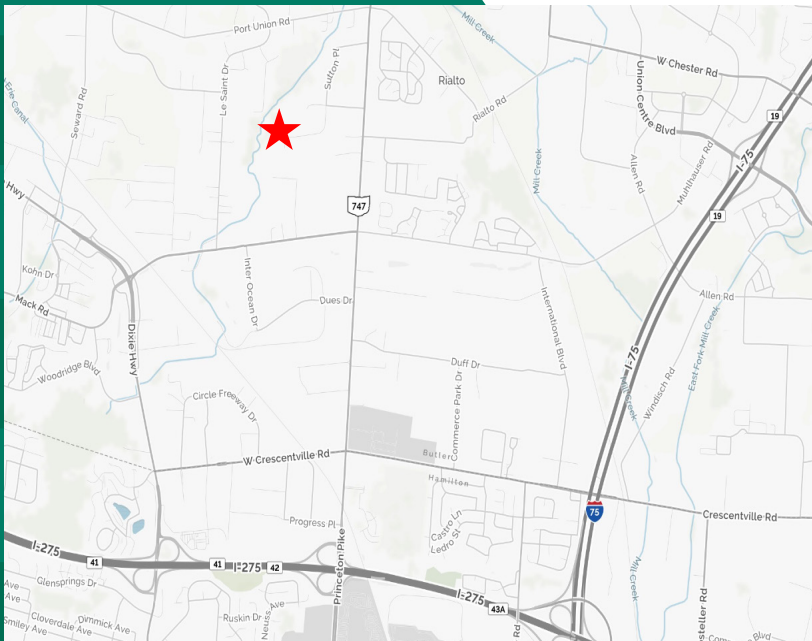


## FEATURES

- **13.356 Acres, (5) Buildable Acres**
- All utilities
- Office/warehouse/manufacturing uses
- Industrial zoning
- Easy access to SR 747, I-275, I-71 and I-75
- **Owner will design/build (minimum (10) year lease)**
- **Seller Open to Offer**

## LOCATION

**9485 Sutton Place**  
**Cincinnati/West Chester, OH 45069**  
**Butler County**  
**Parcel ID # 5610-007-000-002**



## CONTACT

**Frank Torbeck, SIOR**  
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 513/769-2505

The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



COMMERCIAL REAL ESTATE SERVICES

WEB [www.everestrealstate.com](http://www.everestrealstate.com) TEL 513-769-2500 FAX 513-769-2512

9902 Carver Road, Sycamore Office Park, Suite 105, Cincinnati, Ohio 45242



**13.356 Acres**

West Chester

of Fairfield

RD LN

LE SAINT DR

SUTTON PL

ASHLEY DR

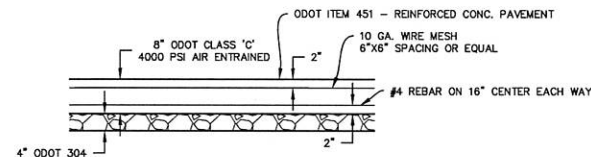
SUTTON PL

GLADES DR

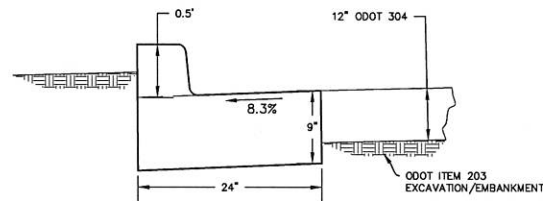
PRINCETON GLENDALE RD

# **CODED NOTES**

- ① PERIMETER CONCRETE STANDING CURB LIMITS. ODOT TYPE 4C OR EQUAL (LIMITS)
- ② ODOT TYPE C RIPRAP 18" THICK. ESTABLISH 1' DEEP CHANNEL (MAY NOT BE SHOWN IN CONTOUR.)
- ③ SEDIMENT POND
- ④ PARKING BLOCKS, SPACED 2' APART.
- ⑤ 60 L.F., ODOT TYPE A CULVERT. 15" I.D. NOTE: PROVIDE 18" MIN. FINISH GRADE TO TOP OF PIPE AND 1" PER FT. SLOPE TO OUTLET. CLEAR DITCH 1' BOTTOM 6:1 SIDESLOPES AT OUTLET TO DAYLIGHT.

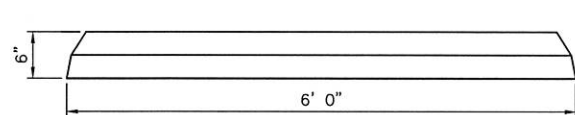


**CONCRETE SLAB DETAIL**  
N.T.S.



NOTE: THE CONTRACTOR MUST PLACE FILL IN SUITABLE LIFTS AND AT SUITABLE MOISTURE CONTENT TO ACHIEVE A 95+X COMPACTION (MAX. DRY WT. STD. PROCTOR). THE FINAL SUBGRADE MUST PASS PROOF ROLL BEFORE THE STONE SURFACE IS PLACED AND COMPACTED. THE CONTRACTOR SHALL EMPLOY QUALIFIED TESTING LAB AT THE CONTRACTORS DISCRETION. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO PASS PROOF ROLLING.

**CURB - ODOT TYPE 2**  
N.T.S.



5000 PSI AIR-ENTRAINED CONCRETE.  
REINFORCED WITH 2 #4 REBARS.  
STANDARD 6' LENGTH.  
APPROXIMATE WEIGHT: 250 LBS.  
TWO 3/4" DIAMETER THRU-HOLES FOR ANCHORING.  
SLOTS ON UNDERSIDE ALLOW DRAINAGE AND UNITS TO BE MOVED WITH A FORKLIFT.

**TYPICAL PARKING BLOCK**  
N.T.S.



GRADING AND DRAINAGE PLAN		
<b>OOTZIE OF OHIO, LLC</b>		
SUTTON PLACE WEST CHESTER TOWNSHIP BUTLER COUNTY, OHIO		
<b>McCARTY ASSOCIATES, LLC</b> Engineers - Surveyors - Architects 213 N. High Street Hillsboro, Ohio 45133 (937) 393-9971		
104 S. Main Street Washington C.H., Ohio 43160 (740) 335-3816		
DATE	SCALE	PROJECT NO.
JULY 26, 2007	1"=50'	E07-521