



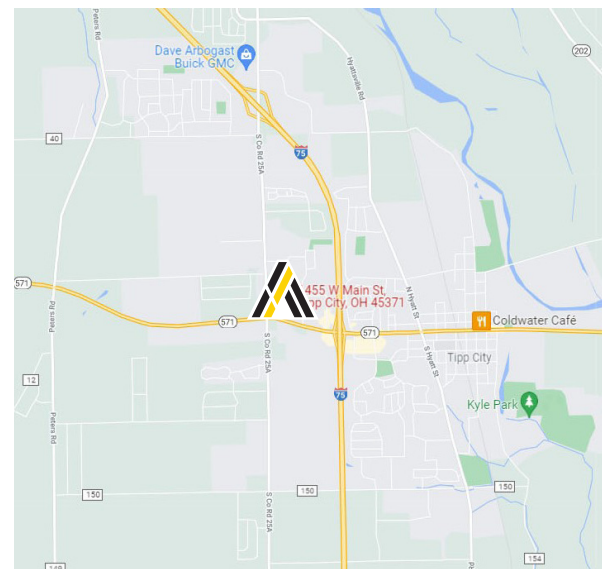
## 1455 W. Main Street

Tipp City, Ohio 45371

**LEASE RATE:**  
**\$4.25 PSF NNN**

### Property Highlights

- 40,009± SF Total
- 7,708± SF Office
- 32,301± SF Warehouse
- 1 Loading dock
- 1 Drive-in door
- 16' Clear height
- 400 amp 240 3 phase electric
- 6 Restrooms
- Conveniently located near numerous amenities such as restaurants, banks and shopping
- Located less than 1 mile to full I-75 interchange



#### Steve Peters, SIOR

Principal

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#### Dave Tobeson, SIOR

Senior Vice President

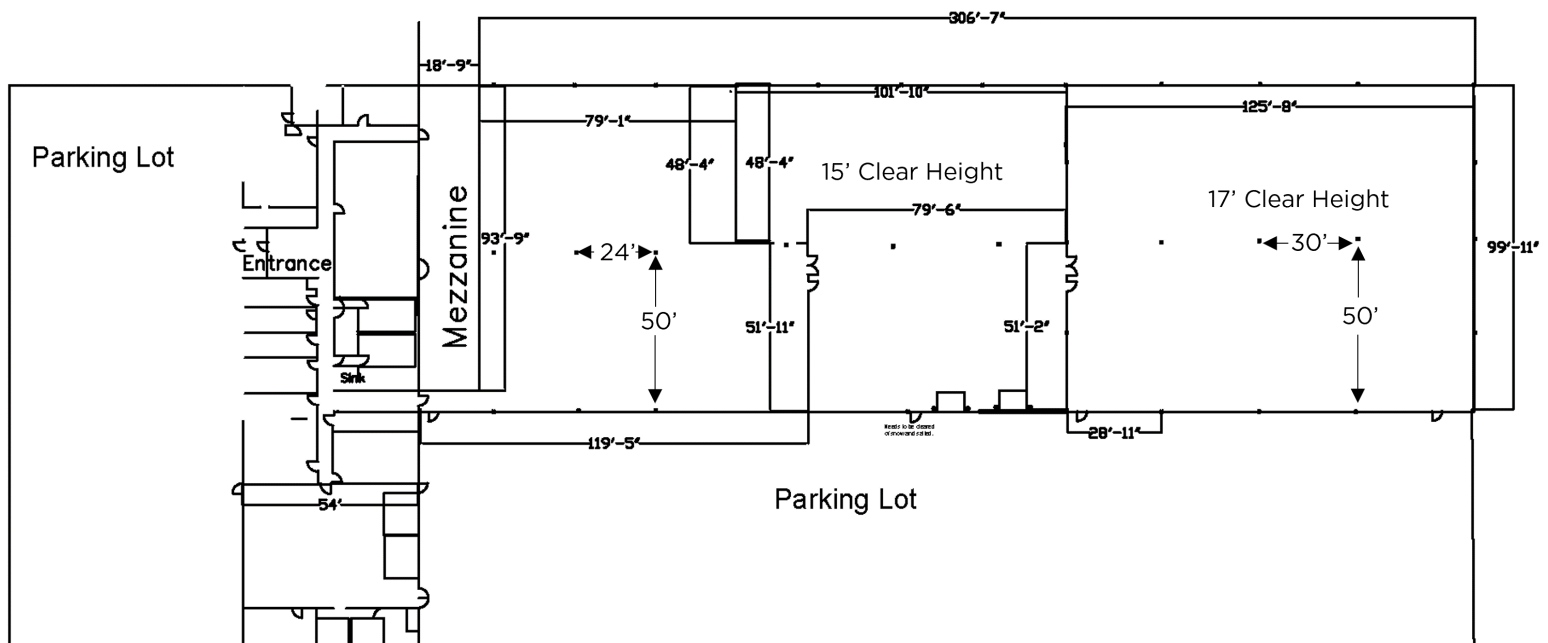
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## Floor Plan



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## Aerial



[ApexCommercialGroup.com](https://www.ApexCommercialGroup.com)

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## Site Plan

