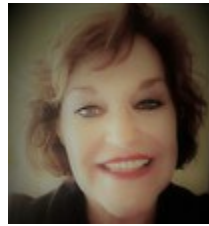




8765 State Route 201

8765 State Route 201, Tipp City, OH 45371



Dawna Elko
eXp Realty
10501 Success Ln, Dayton, OH 45458
dawnaelko@gmail.com
(937) 726-4999



8765 State Route 201

\$12.00 /SF/YR

- Heavy Daytime Traffic
- Security Gate
- Near Interstate 70
- Flex floor plan and Acre of land
- Kitchenette
- Employee Bathroom



Rental Rate: \$12.00 /SF/YR

Property Type: Industrial

Property Subtype: Distribution

Rentable Building Area: 10,300 SF

Year Built: 1980

Rental Rate Mo: \$1.00 /SF/MO

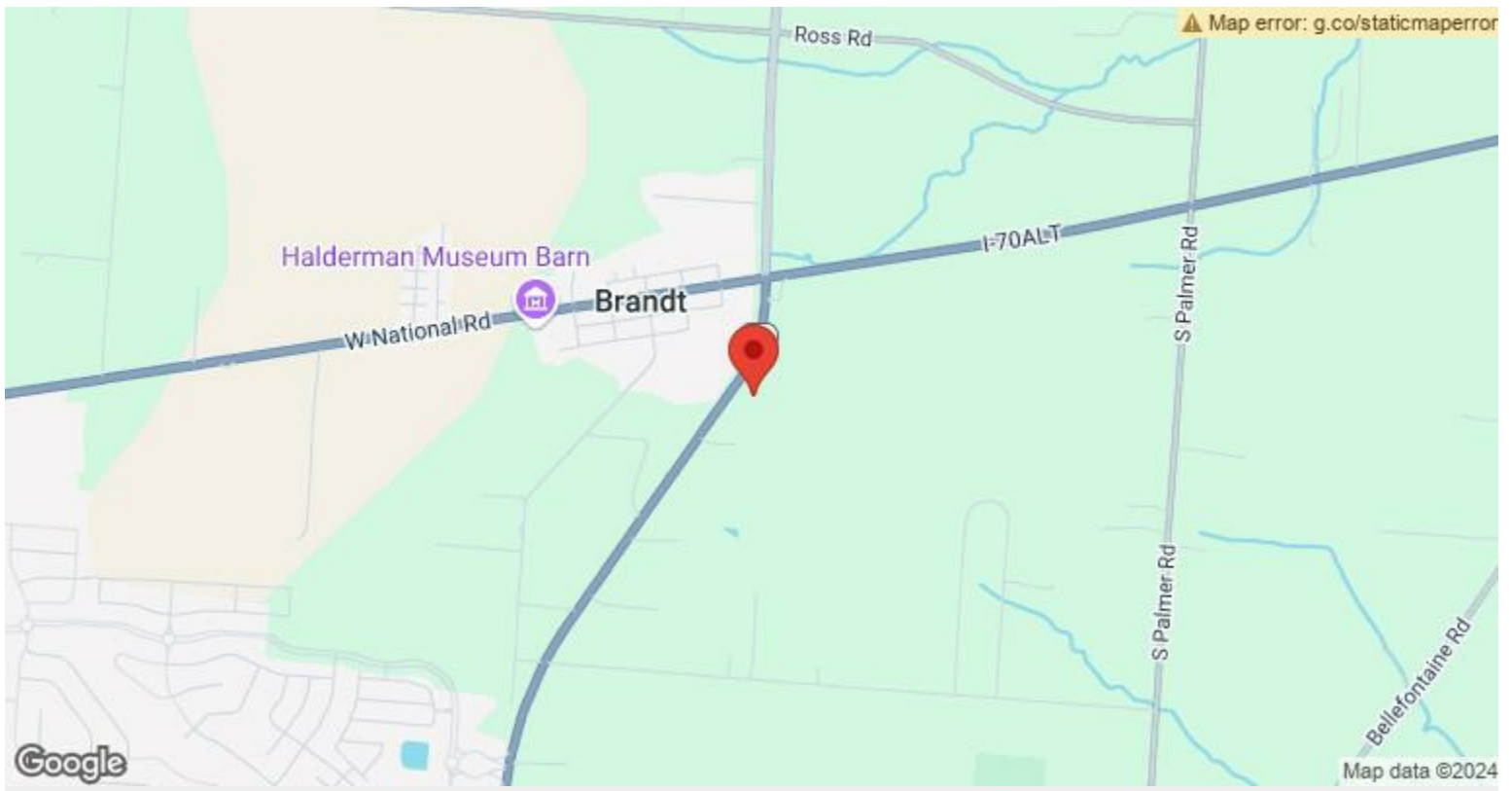
1st Floor

Space Available	5,000 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Office Size	2,200 SF
Space Type	Sublet
Space Use	Industrial
Lease Term	Negotiable

The 5,000 light industrial Flex space you've been looking for, 2800 square feet warehouse, with 2200 sq. ft of well-designed office space on approximately, an acre of ground. Fences in lot with electronic gate. Snow removal, Lawn Maintenance are CAM charges. Electric and Propane Gas are shared 50/50 with owner.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Light House Construction	-	



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Property Photos



Building Photo



Building Photo