



PROPERTY HIGHLIGHTS

- Immediate proximity to State Route 32 – ideal for regional access and distribution
- Over 10,000 SF of indoor space with offices and heavy-duty infrastructure in place
- 2.5-acre site with room for expansion or outdoor operations
- Potential Rail access, supporting industrial and logistics users
- High visibility to local traffic routes while remaining outside dense congestion
- Well suited for manufacturing, contractor use, storage, service operations, or owner-user
- Rare find combining access, acreage, and infrastructure

Asking Price: \$450,000

Available for Sale
8285 Tri County Hwy



937-444-SELL



LOCATION ADVANTAGES

- Quick, convenient access to SR-32, connecting to major regional markets
- Efficient routing for trucking, equipment transport, and service fleets
- Positioned within a rural-commercial corridor offering flexibility and lower operating constraints
- Excellent balance of visibility, accessibility, and operational privacy

PROXIMITY

10 Miles to Mt Orab Via St Rt 32
40 Miles to Wilmington Via St Rt 134
32 Miles to Kentucky Border Via US 62



937-444-SELL