

320 N Fourth

320 N FOURTH STREET
TIPP CITY, OH 45371



Flex Space for Sale or Lease

CBRE

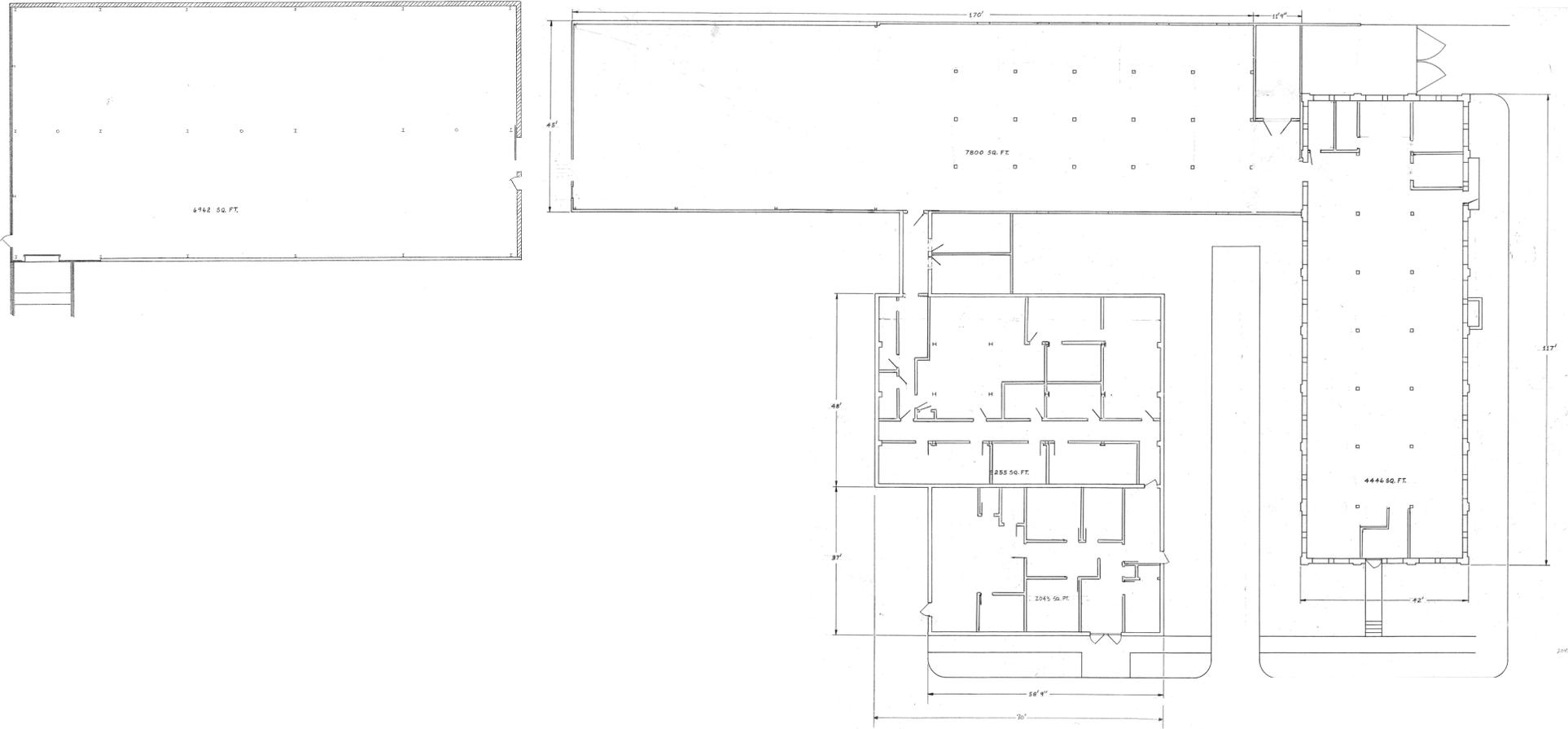
Property Highlights

- Flex/Office/Industrial Space for Sale or Lease
- 58,756 SF Building
- Warehouse SF = 29,756 SF
- 3 Floors
- Typical Floor: 19,585 RSF
- 1.43 Acres
- 60 Surface Spaces
- Located Within Close Proximity to SR 571 & I-75
- 220 & 480V 3-phase power
- 11 Docks
- Freight elevator
- Clear height 11-13.5'
- Dry Sprinkler System
- Sale Price: \$1,750,000
- Lease Rate: Industrial - \$5.95/RSF Modified Gross
Office - \$10.00/RSF FSG



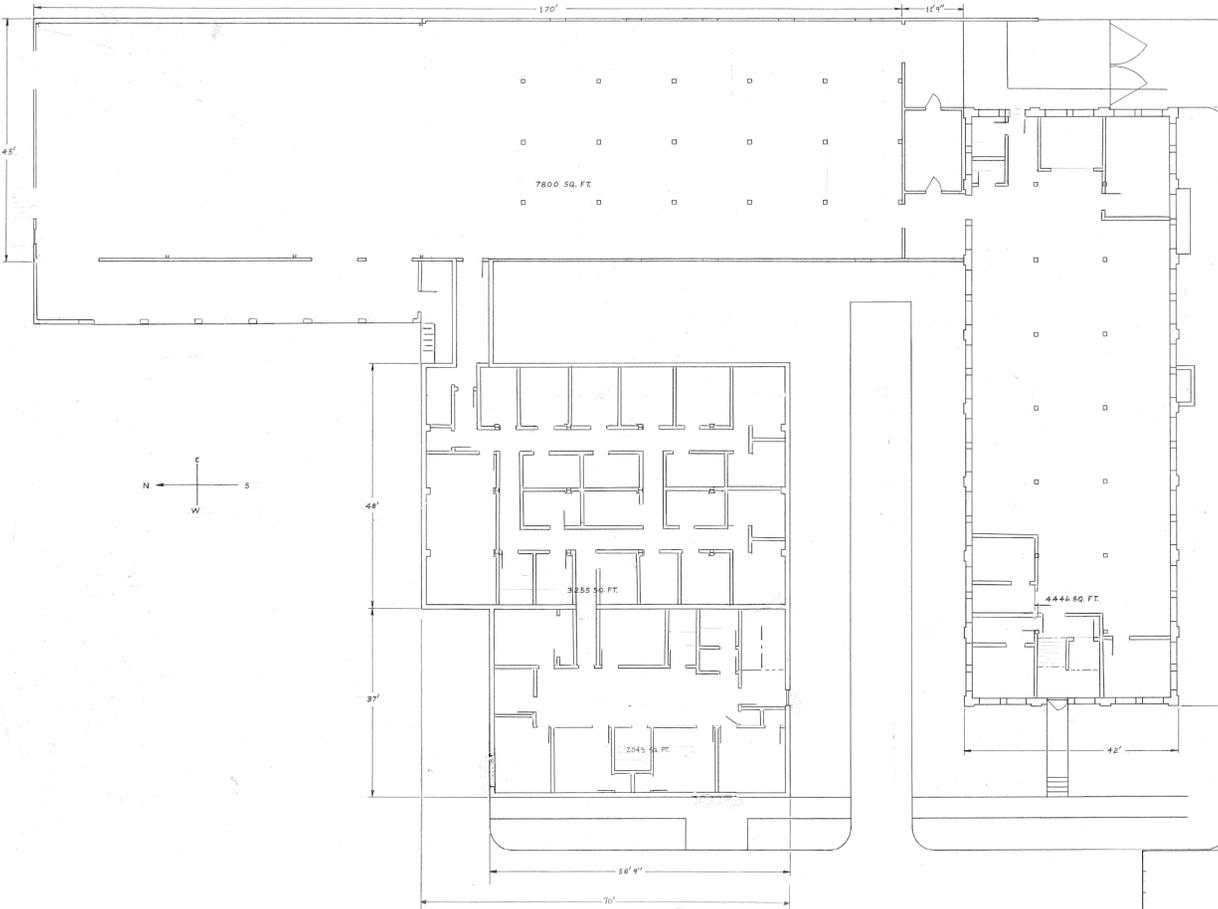
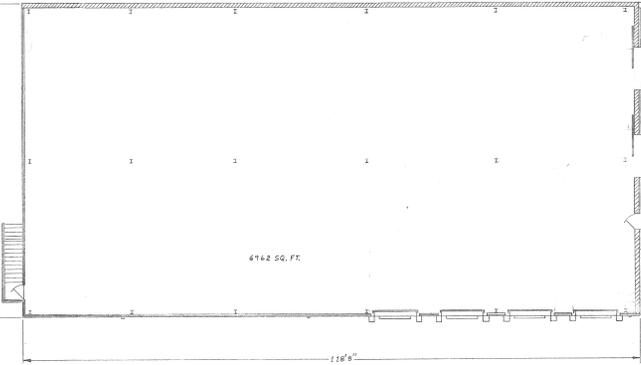
Floor Plan

First Floor



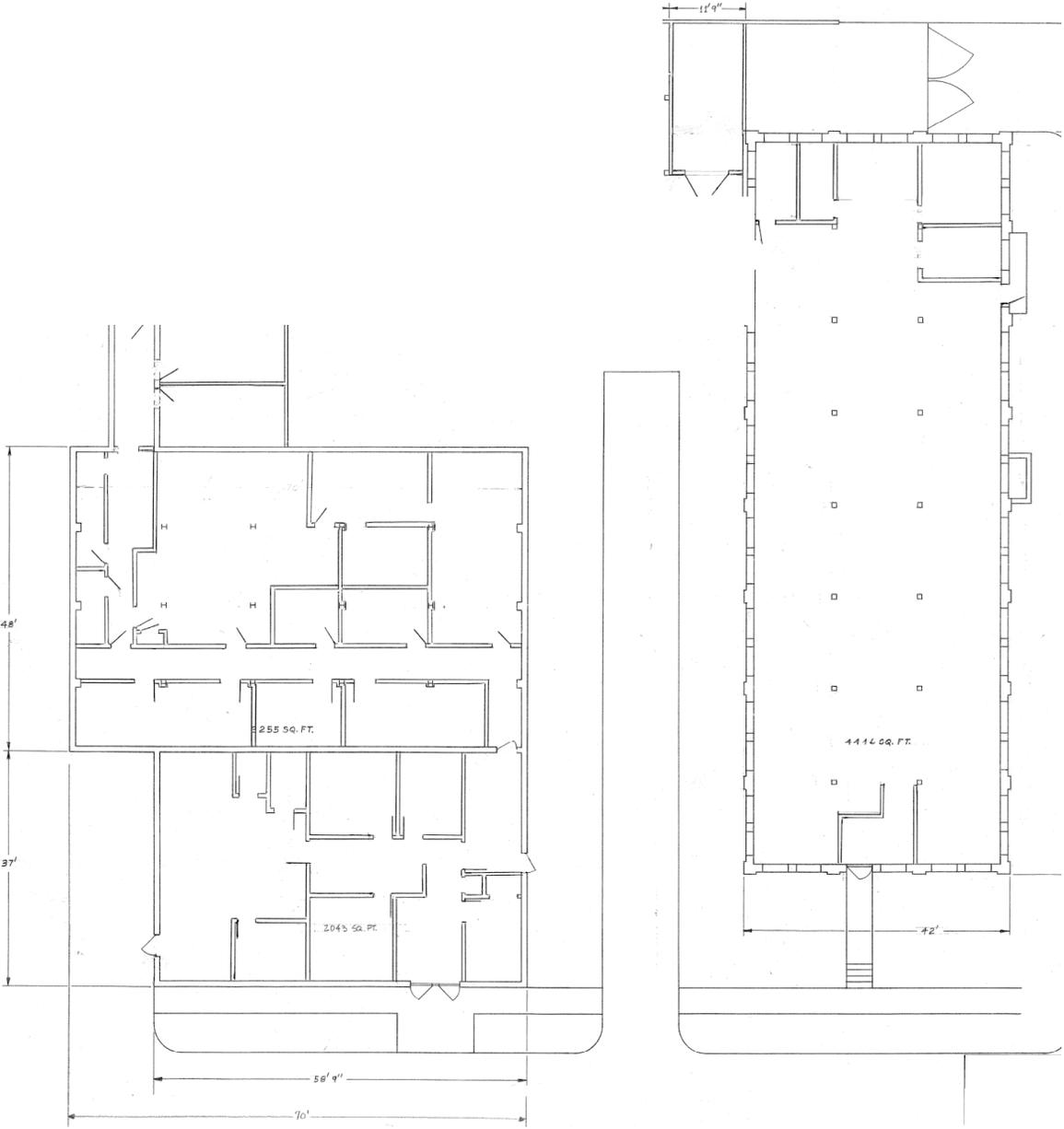
Floor Plan

Second Floor

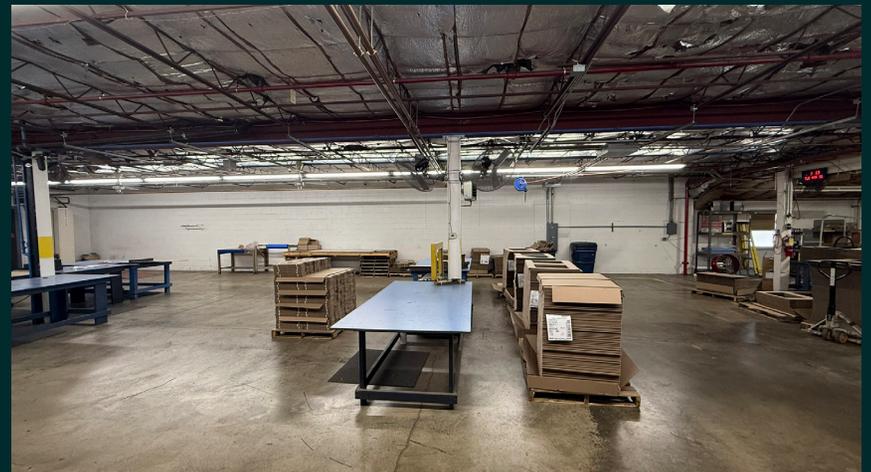
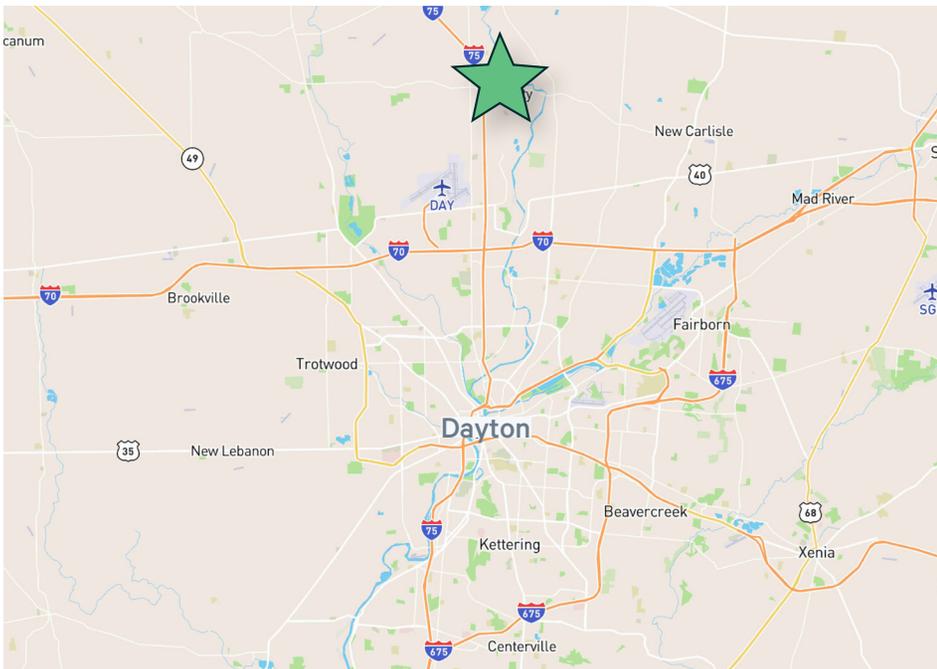
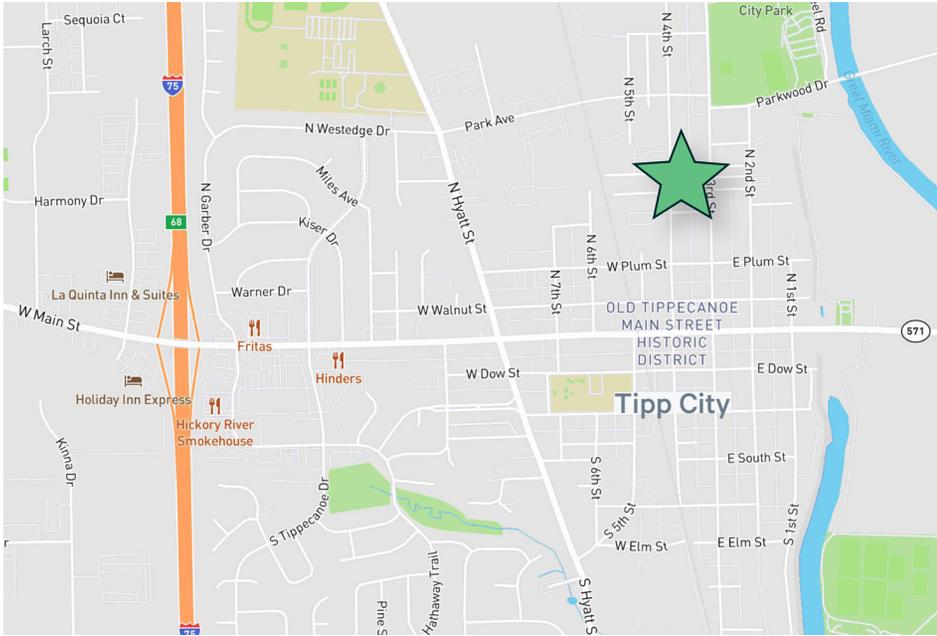


Floor Plan

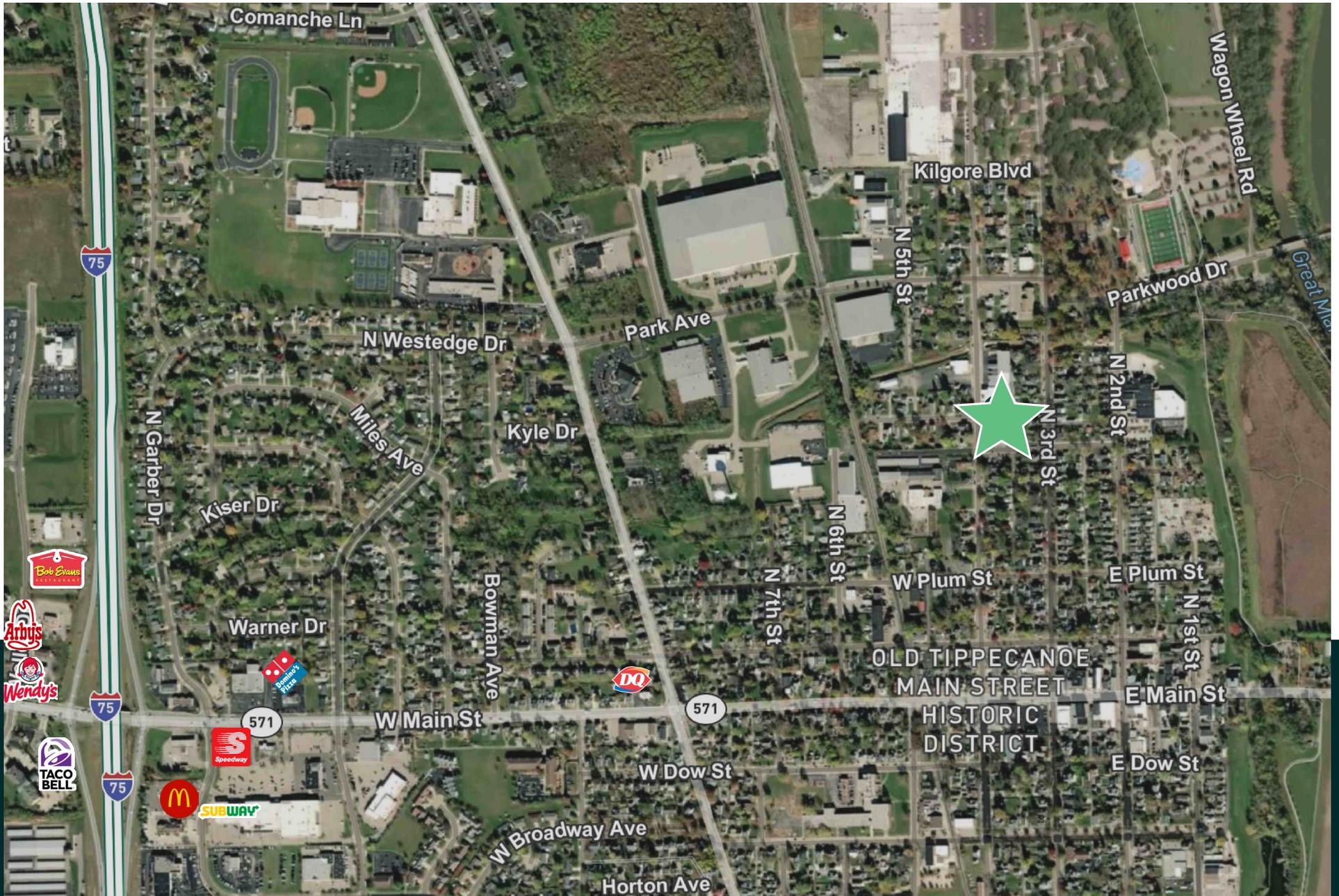
3rd Floor Office



Location Maps



Aerial Overview



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