



4155 Gibson Dr

Tipp City, Ohio 45371

Property Overview

7500 SF furnished industrial building. Ample parking with storage room in the rear of the property. 3 OH doors (12'x12') with estimated 5100 SF of Warehouse space. 3PH Power and 13-15' ceilings to the trussed & deck respectively. An estimated 2400 SF of office space. All office furniture, cubicles and racking to convey with building. The salt shed and shipping containers will be removed in March and are not included in the sale. The warehouse is heated with a coal furnace but there are other options for propane if needed. The office has 2 electric heat pumps. The office features a conference room, managers office, 4 additional hard wall offices, 2 restrooms and a cubicle area with 9 hardwired cubicles. A gated yard with parking in front of the building as well as the side. There may be an opportunity for a drive through if the east side of the property is leveled and gated (please check with the township to verify). Lastly there is a high flow well located next to the salt shed for a variety of uses.

Offering Summary

Sale Price:	\$1,490,000
Building Size:	7,500 SF
Lot Size:	0.882 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,403	15,623	30,392
Total Population	3,827	38,932	74,860
Average HH Income	\$103,420	\$94,774	\$95,976

For More Information

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Highlights

- \$1,490,000
- 7,500 SF
- Est 5,100 SF Warehouse
- Est 2,400 SF Office
- 3Ph 208V Power (400 Amps)
- 13' Ceiling Height at the eave, 15' at the Peak (Decking)
- Ample Parking
- Outdoor Storage Area
- *Salt Shed and Containers Not Included in Sale



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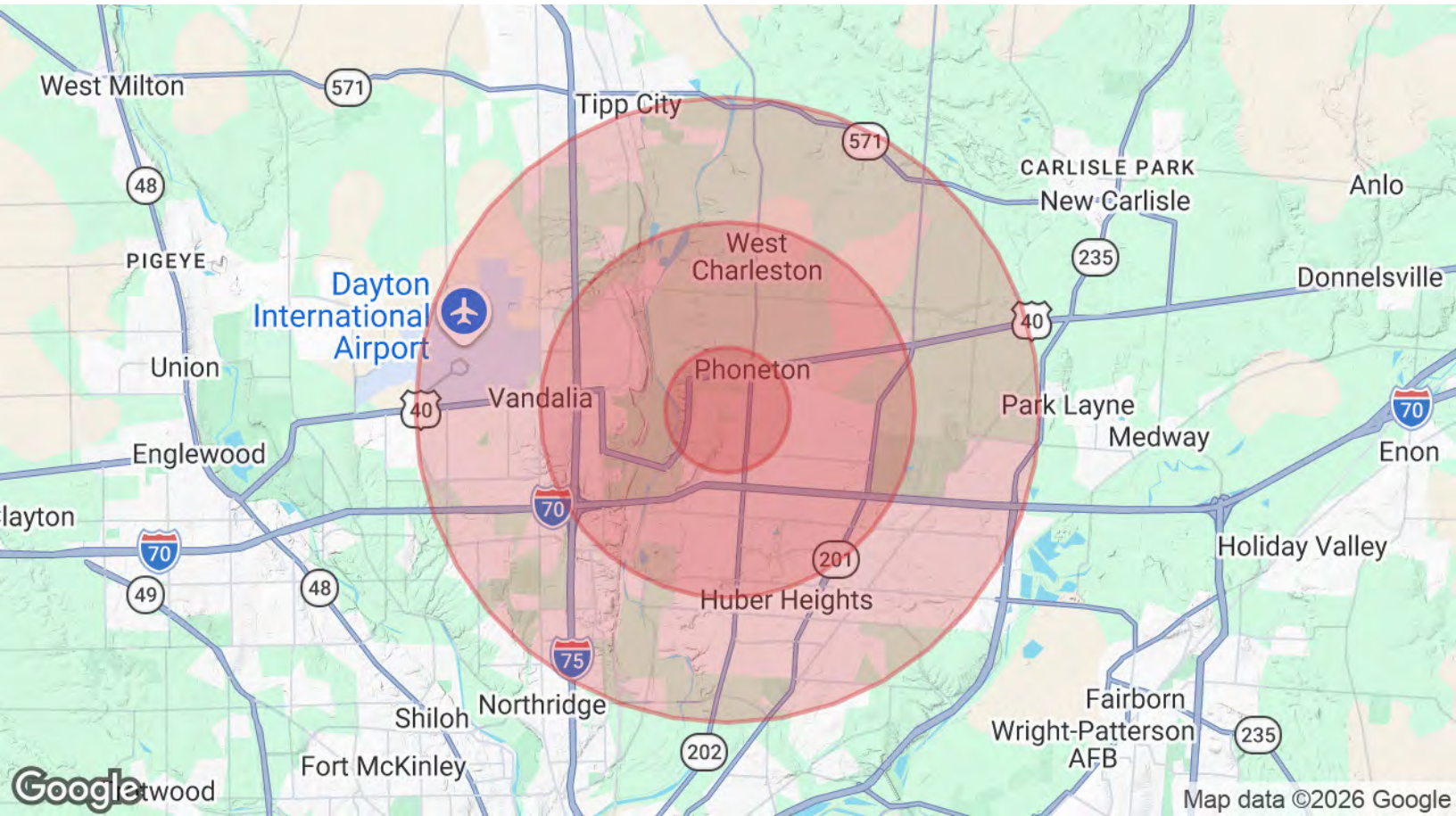
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,827	38,932	74,860
Average Age	40	41	41
Average Age (Male)	38	40	40
Average Age (Female)	41	42	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,403	15,623	30,392
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$103,420	\$94,774	\$95,976
Average House Value	\$305,610	\$229,601	\$234,804

2020 American Community Survey (ACS)