

TEA CONCENTRATE BUSINESS & COMMERCIAL PROPERTY | FOR SALE  
COMMERCIAL/WAREHOUSE INVESTMENT  
100 Homestead Avenue, Hillsboro, Ohio 45133



Jeff Dickey ABR, CRS, GRI, e-PRO  
8990 State Route 785 Hillsboro, OH 45133  
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**www.TheDickeyGroup.com**



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### SALE OVERVIEW

SALE PRICE:	\$950,000	YEAR BUILT:	1994
BUILDING SIZE:	5,760 Sq. Ft.	CROSS STREETS:	Hobart Drive
LOT SIZE:	2.5 Acres		

### PROPERTY DESCRIPTION

1st class production facility for manufacturing liquid tea concentrates. Brewing and bottling facility for production & distribution offering proprietary processes and trademarked products. Located in the heart of the business, commercial and industrial area of Hillsboro is this 60x96 commercial building on a generous 2.5 acres. The floor plan includes an entrance foyer, reception area, offices, men's & women's bathrooms, new kitchenette w/stainless steel appliances, prep room, tiled brew room, 55x60 open production area. Epoxy sealed floors, 2 overhead doors to dock area. The facility has been extensively renovated to pristine condition. 400 AMP industrial electric, new lighting, water and air lines installed. A newer metal roof. 12x28 storage building. A partially fenced concrete parking area for 25 cars & access for semi trucks to expanded dock loading area. Great access to State highways. The land lays level making expansion easy. Immediate possession is being offered, owner will stay and train. This property will serve a variety of business ventures and is zoned industrial. Schedule your personal tour today. Sells furnished w/equipment & inventory!



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*“Systems to Create a Moving Experience”<sup>TM</sup>*



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# ANCIENT INFUSIONS®



**Just Add Water!**  
A full bottle of concentrate makes a  
two quart pitcher of strong tea.

MAKES UP TO  
**12**  
CUPS

DRINK IT HOT OR COLD \*

A diagram showing a single bottle of tea concentrate on the left, followed by an equals sign, and then a grid of 12 cups arranged in 3 rows of 4. Each cup contains ice and tea, representing 12 servings.

[ancienttea.com](http://ancienttea.com)



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**JEFF DICKEY ABR, CRS, GRI, e-PRO**  
Broker/Owner  
The Dickey Group, Inc.

Jeff has been a licensed REALTOR® since 1988, Wilmington College graduate, and a Highland County resident all of his life.

With extensive experience he has become a top producing REALTOR® and has been trained by the best in the nation!

Jeff says, "It has been a dream come true to build a team of professionals that share our common vision and are excited about providing our clients and friends an awesome real estate experience!"

AGENT #: 356125

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