



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**

FOR SALE!

**4365 Gibson Dr
Tipp City, OH 45371**



Industrial Property for Sale in Tipp City!

\$2,000,000

PROPERTY FEATURES:

- **Four Overhead Doors 8-10' Tall**
- **Multiple Offices area inside with A/C**
- **Huge Open Concept Space for Storage**
- **3-Phase/ 200 AMPs**
- **2 Bathrooms**



**THE NIANOURIS
COMMERCIAL TEAM**

-Commercial
-Investments
-Land



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**

Fact Sheet

Address:	4365 Gibson Dr, Tipp City, OH 45371
Price:	\$2,000,000
County:	Miami
City:	Tipp City
Building Size:	4,000 (40x100) and 6400 (80x80)
Lot Size:	.75 acres
Year Built:	1971 and 1995
Zoning:	Industrial
Parking Spaces:	8+ Car Parking Space + Truck Parking in Rear Lot
Roof:	N/A
HVAC:	Central Air in Offices and Gas heat
Electric:	200 amp 3 Phase
Restrooms:	2
Taxes:	\$6,161.54

Property Description: Well-positioned on 0.75 acres, this industrial property features two buildings totaling 10,400 SF (4,000 SF built in 1971 and 6,400 SF built in 1995). Zoned industrial, the site includes 8+ parking spaces, central air in offices, gas heat, 200-amp 3-phase power, and two restrooms. Annual taxes: \$6,161.54.

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



**THE NIANOURIS
COMMERCIAL TEAM**

-Commercial
-Investments
-Land



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



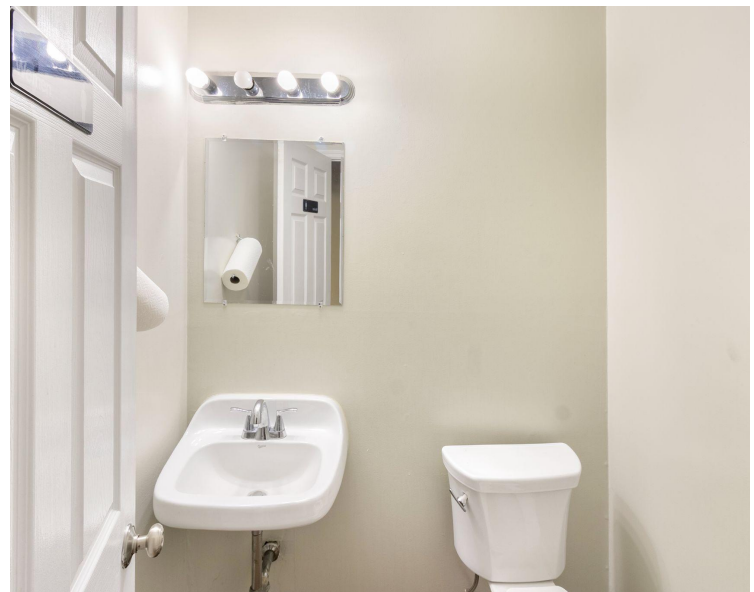
INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



4365 Gibson Dr, Tipp City, Ohio 45371

MAIN BUILDING



INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



**THE NIANOURIS
COMMERCIAL TEAM**

**-Commercial
-Investments
-Land**