

**FOR SALE | INDUSTRIAL SERVICE PROPERTY | 3.54 ACRES | 12,000 SF**

**8760 OH-201, TIPP CITY, OH 45371**

**OFFERED AT \$1,500,000**



Positioned on 3.54 acres along SR-201 in Tipp City, this fully fenced industrial yard property offers approximately 12,000 SF across two Butler steel buildings and is ideally suited for contractor, fleet, or service operations. The functional site layout supports a wide range of industrial uses.

## PROPERTY HIGHLIGHTS:

- 3.54-acre Fully fenced industrial yard site
- Front office, reception & showroom space with upper-level storage/office areas.
- 18' overhead doors
- 400-amp electrical service
- Strong frontage and access along SR-201
- Convenient access to I-70 and regional highways
- Two 6,000 SF Butler steel buildings

## IDEAL USE & OPPORTUNITY:

- Contractors or trades company operations
- Fleet, landscape, or excavation businesses
- Equipment storage and service-based operations
- RV or boat service and storage use
- Manufacturing or fabrication
- Potential for multi-tenant industrial conversion
- Strong candidate for owner-user or investor acquisition



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