

# 15 Industry Park Ct.

Tipp City, Miami County, OH 45371

11,100 SF | Situated on 3.51 Acres | 7 (14' x 14') Drive-Ins



## PROPERTY FEATURES

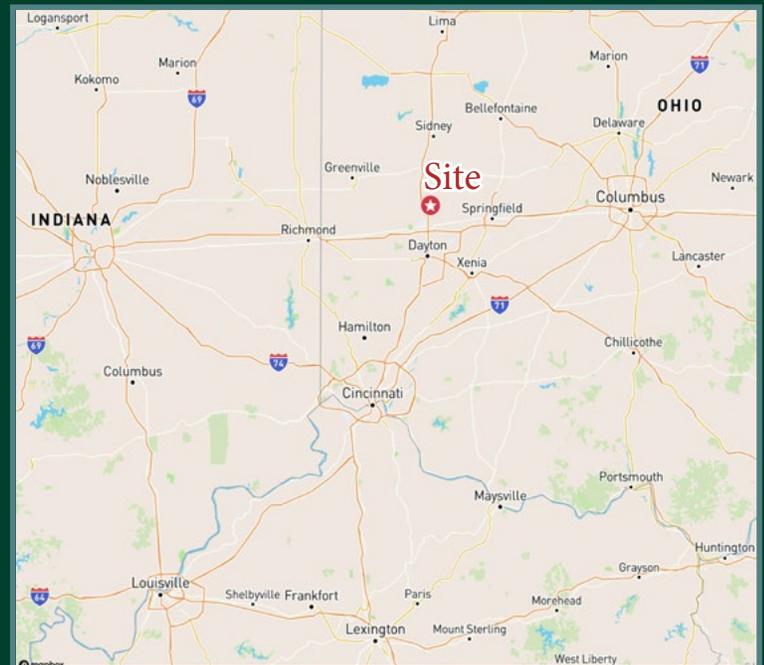
- + Free Standing single tenant building
- + Fenced-in / secured outside storage area
- + Ideal for contractors, fleets, IOS users, material storage, rental companies
- + Six (6) large oversized ground level doors for efficient loading and circulation
- + Two (2) miles from I-75, quick access to Toledo, Detroit and Cincinnati, or via I-70 to Indianapolis and Columbus
- + Close proximity to Dayton International Airport
- + Excellent labor story and business friendly municipality





#### BUILDING SPECS

Total Building	11,100 SF
Office	1st and 2nd floor mezzanine area
Clear Height	14' - 15'
Drive-Ins	7 (14' x 14')
Bay Depth	60'
Auto Parking	17 stalls
Column Spacing	Clear span
Lighting	LED
Sprinkler	None
Floor	Poured concrete slab
Roof	Metal standing seam
Construction Type	Metal
Zoning	LI, Light Industrial District
Year Built; Renovated	1994; 2021



#### DISTANCE IN MILES

2.4	I-75
9.7	I-70
10.2	Dayton International Airport
70	Cincinnati, OH
74.8	Columbus, OH
118	Indianapolis, IN
152	Lexington, KY
169	Louisville, KY

## Contact Us

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