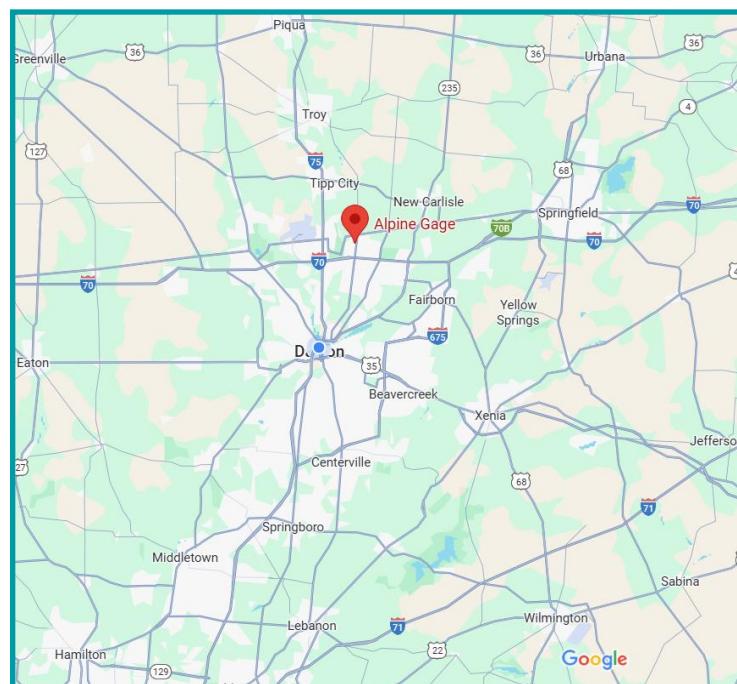




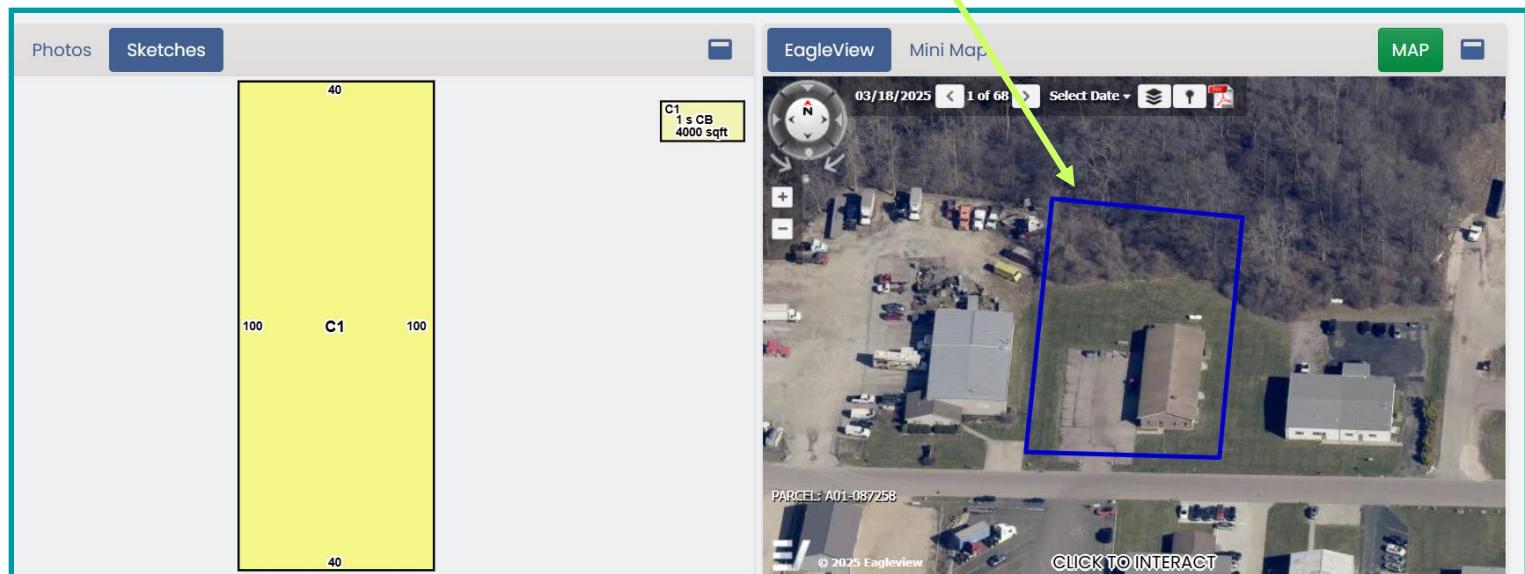
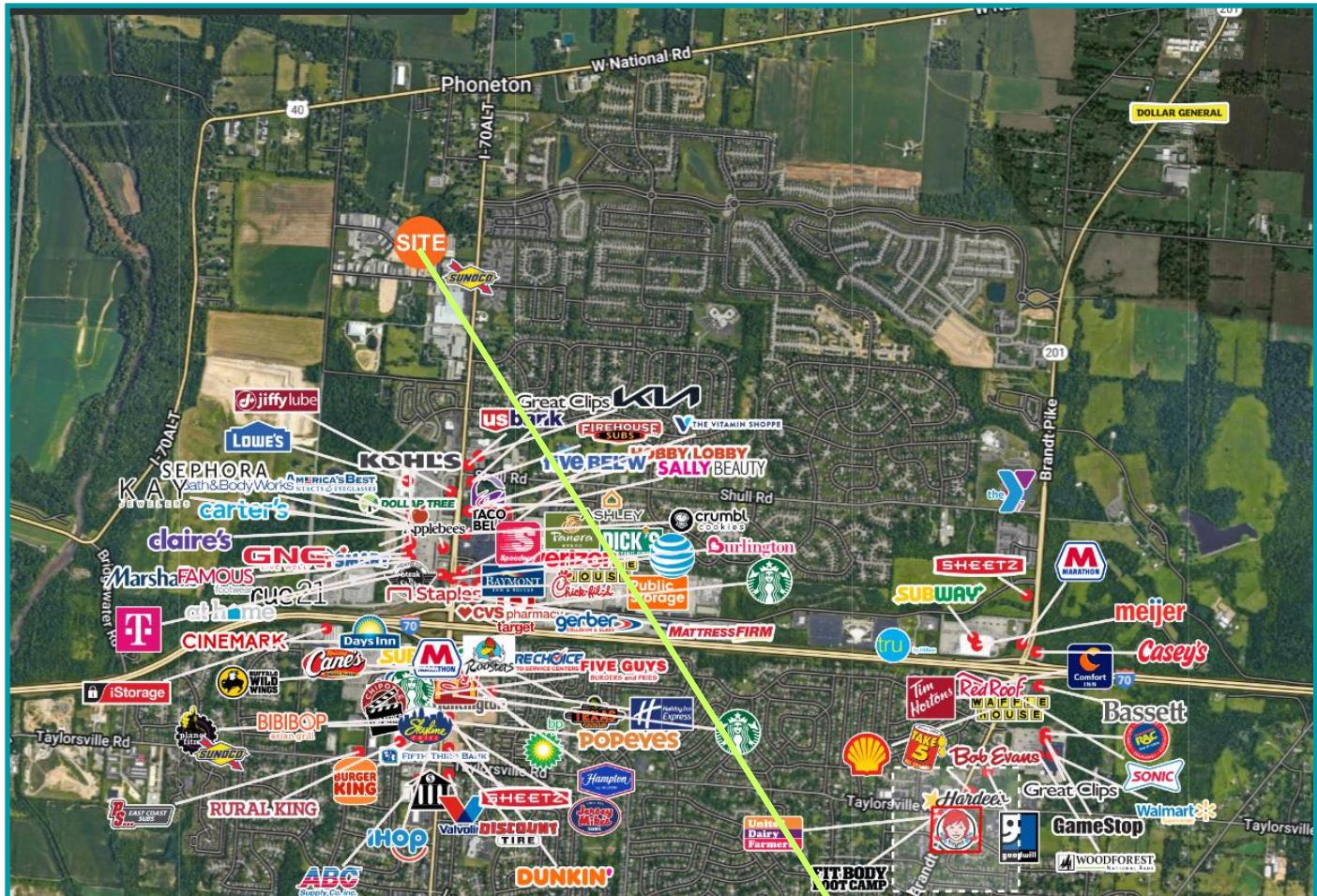
PROPERTY HIGHLIGHTS

- 4,400 sq ft concrete block building- former tool shop Alpine Gage
- Bethel Twp- No City Income Taxes located in Miami County- Zoning: Industrial, light manufacturing- Semi parking
- Built in 1980 – Parcel # A01087258: on 0.9890 acres
- BRAND NEW \$25,000 ROOF as of 10/10/2025!
- Space offers 3 offices in front and air conditioned warehouse with air compressor lines throughout with 12' ceilings and a 10' overhead door added on 400 SF room in the back for storage and air compressor, 3 Phase 208/120, 2 restrooms, shop, warehouse office
- Located off I-70 North on Old Troy Pike SR 202
- For Sale - \$525,000 **Reduced to \$515,000!**



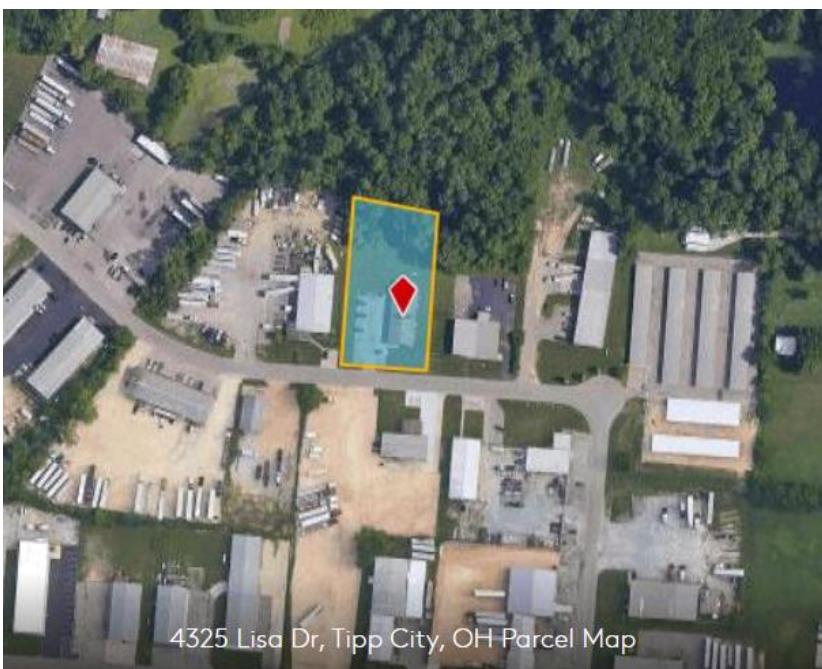
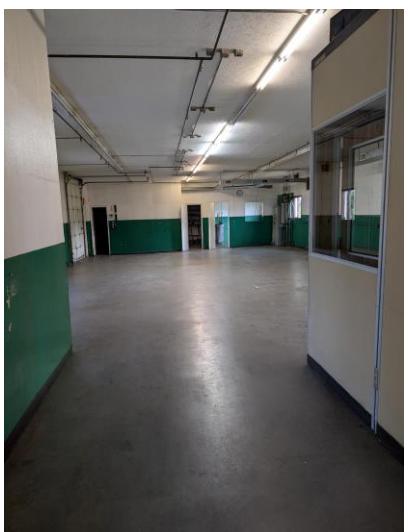
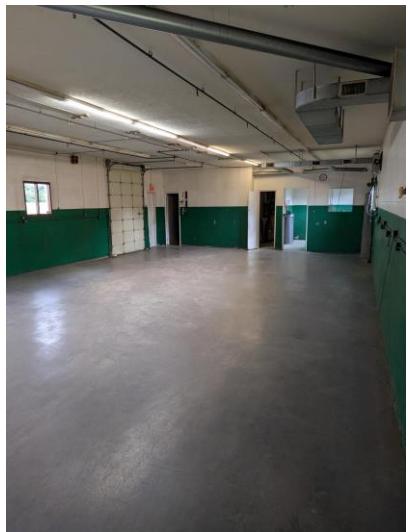
For More Information, Please Contact:

Tracey Herron | Sr. Vice President of Sales & Leasing
Mobile: 937.216.4636
therron@equity.net



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,947	39,122	79,964
Average HH Income	\$127,576	\$112,829	\$114,550
Daytime Employee Population	938	14,111	38,865

Industrial/Flex Space For Lease
3876 Indian Ripple Road Suite B
Beavercreek, OH 45440



4325 Lisa Dr, Tipp City, OH Parcel Map