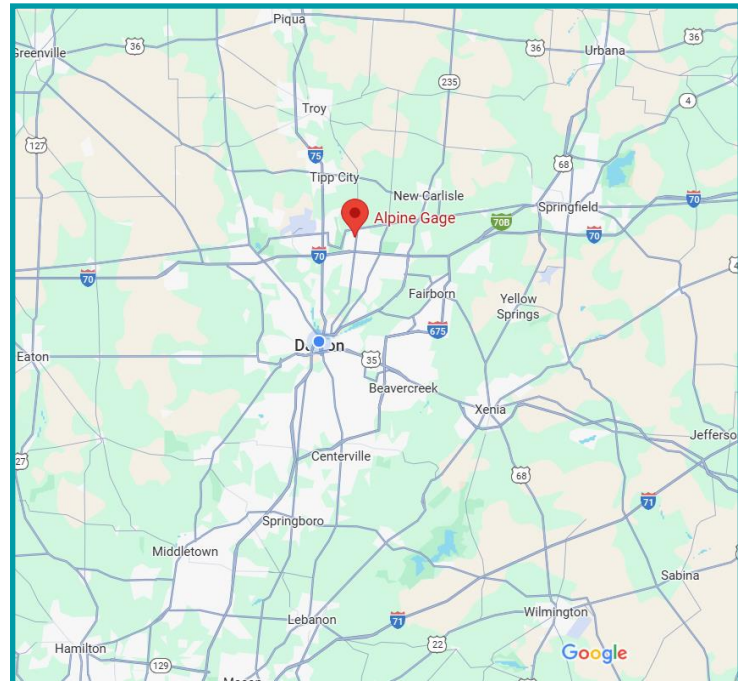




## PROPERTY HIGHLIGHTS

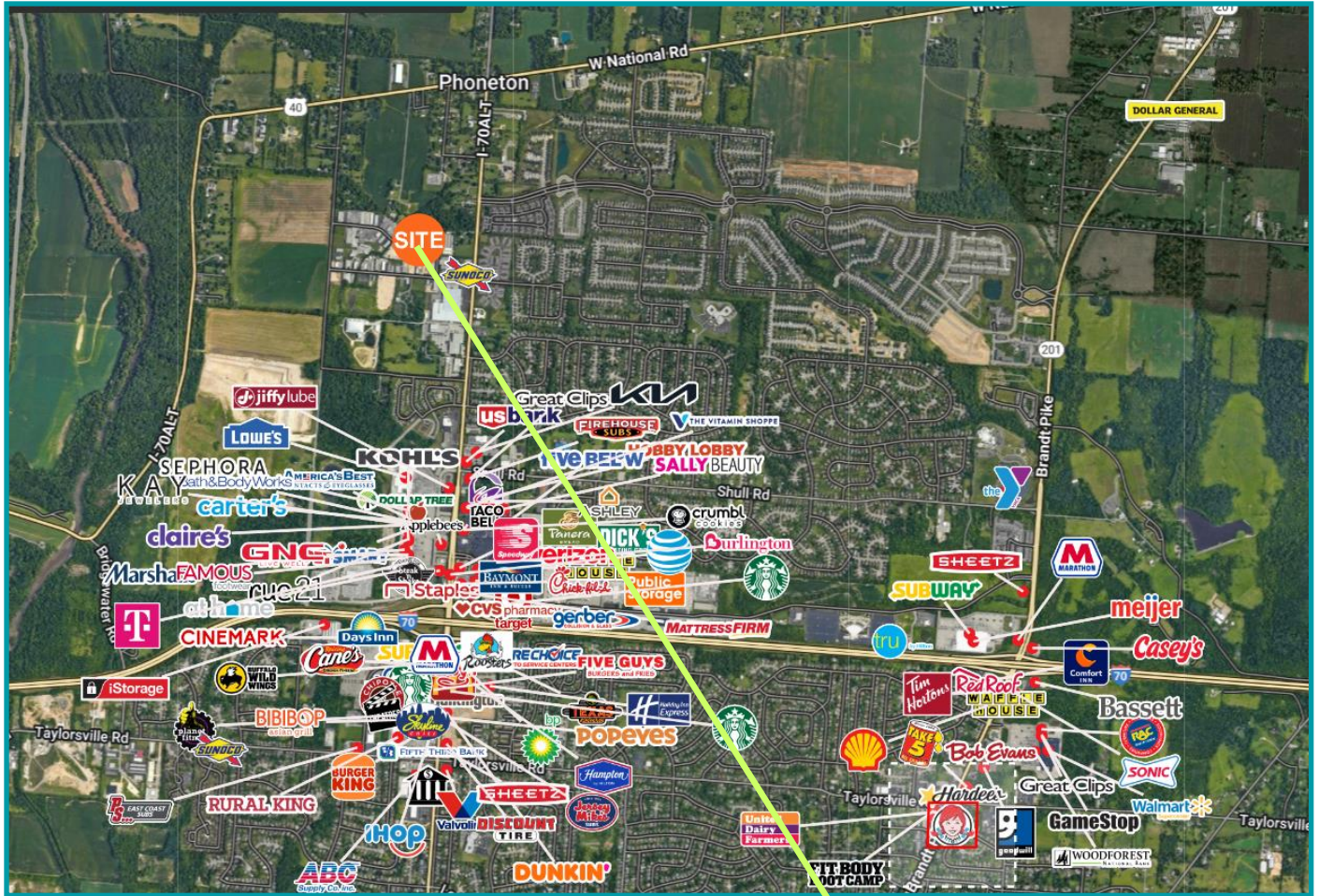
- 4,400 sq ft concrete block building- former tool shop Alpine Gage
- Bethel Twp- **No City Income Taxes** located in Miami County- Zoning: Industrial, light manufacturing- Semi parking
- Built in 1980 – Parcel # A01087258: on 0.9890 acres
- BRAND NEW \$25,000 ROOF as of 10/10/2025!
- Space offers 3 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**





Photos

Sketches

40

100

40

C1

100

C1

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4000 sqft

EagleView

Mini Map

MAP

03/18/2025

1 of 68

Select Date

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CLICK TO INTERACT

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



