



# 4155 Gibson Dr

Tipp City, Ohio 45371

## Property Overview

7500 SF furnished industrial building. Ample parking with storage room in the rear of the property. 3 OH doors (12'x12') with estimated 5100 SF of Warehouse space. 3PH Power and 13-15' ceilings to the trussed & deck respectively. An estimated 2400 SF of office space. All office furniture, cubicles and racking to stay in the building. The salt shed and shipping containers will be removed soon and are not included in the lease. The warehouse is heated with a coal furnace but there are other options for propane if needed. The office has 2 electric heat pumps. The office features a conference room, managers office, 4 additional hard wall offices, 2 restrooms and a cubicle area with 9 hardwired cubicles. A gated yard with parking in front of the building as well as the side. Lastly there is a high flow well located next to the salt shed for a variety of uses.

## Offering Summary

<b>Lease Rate:</b>	\$7.95 SF/yr (NNN)
<b>Building Size:</b>	7,500 SF
<b>Lot Size:</b>	0.882 Acres

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,403	15,623	30,392
<b>Total Population</b>	3,827	38,932	74,860
<b>Average HH Income</b>	\$103,420	\$94,774	\$95,976

## For More Information

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**BROCHURE**

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### Highlights

- \$7.95/SF NNN
- 7500 SF
- Est 5100 SF Warehouse
- Est 2400 SF Office
- 3Ph 208V Power (400 Amps)
- 13' Ceiling Height at the eave, 15' at the peak (decking)
- Ample parking
- Outdoor storage area





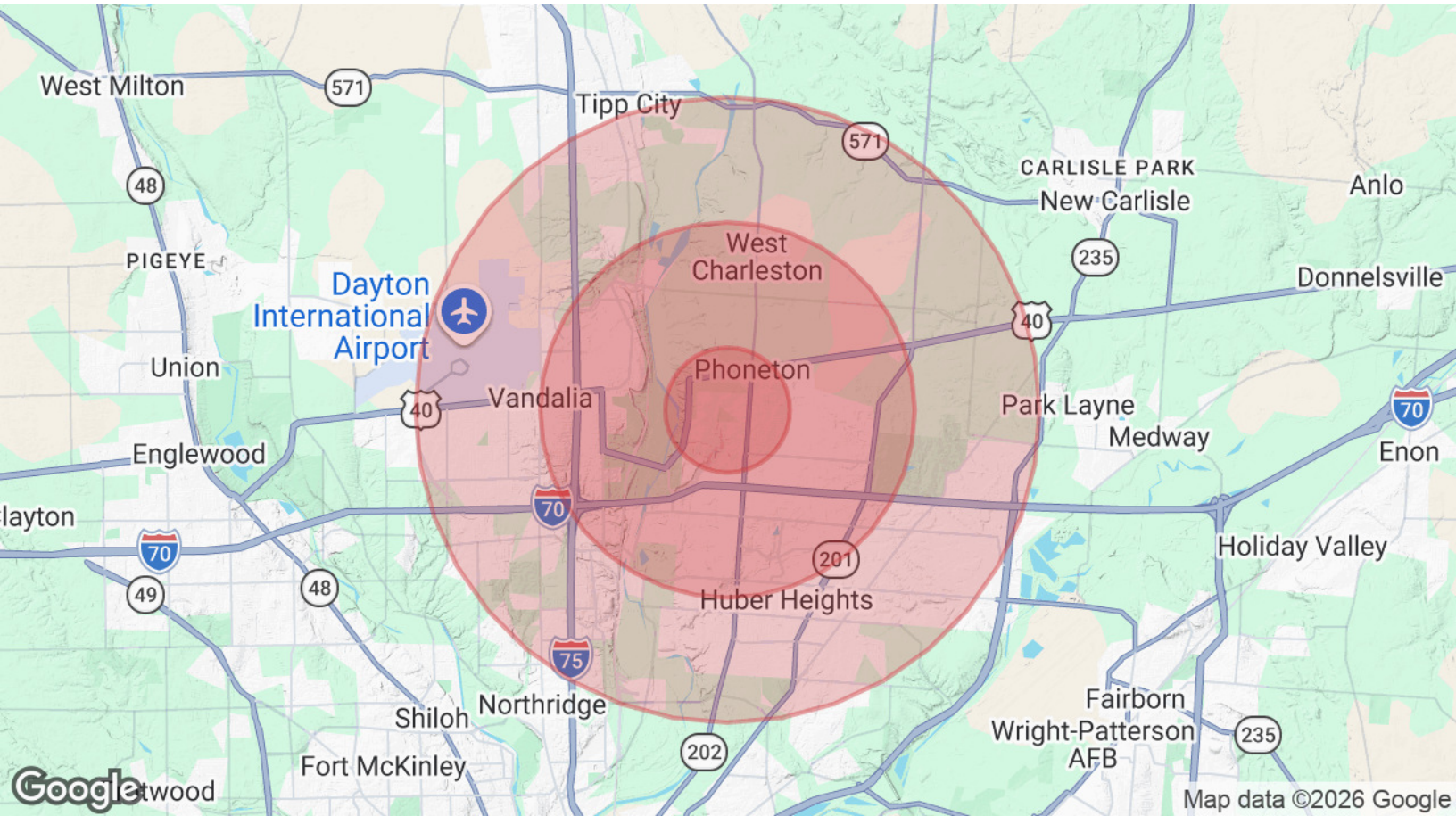
**BROCHURE**

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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	3,827	38,932	74,860
<b>Average Age</b>	40	41	41
<b>Average Age (Male)</b>	38	40	40
<b>Average Age (Female)</b>	41	42	42
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,403	15,623	30,392
<b># of Persons per HH</b>	2.7	2.5	2.5
<b>Average HH Income</b>	\$103,420	\$94,774	\$95,976
<b>Average House Value</b>	\$305,610	\$229,601	\$234,804

2020 American Community Survey (ACS)