

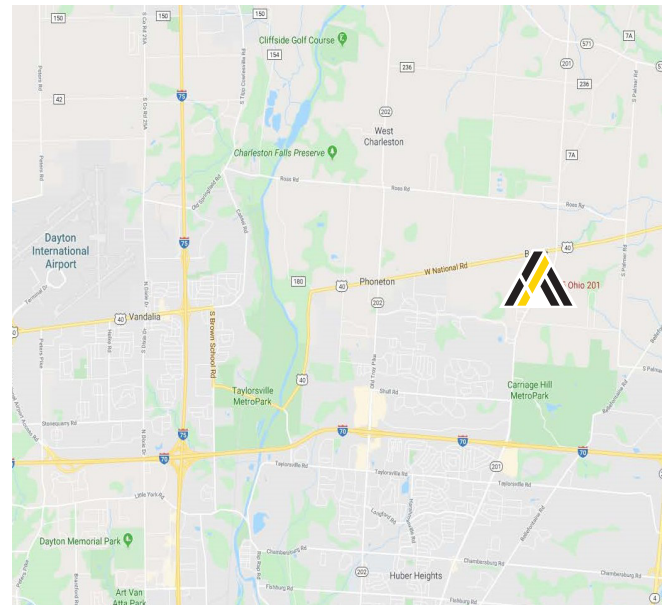


## 9215 South State Route 201

Tipp City, Ohio 45371

### Property Highlights

- 59,823± Total SF on 6.48 Acres
- 2,100± SF Office
- 57,723± SF Warehouse
- Block/Steel construction
- Metal roof
- 14' - 20' ceiling height
- 6 Restrooms
- 3 Docks
- 4 Drive in doors
- Gas heating
- LED lighting
- 3 Phase electric with buss ducts
- Facility located in township, no city income tax
- Outside storage available



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