

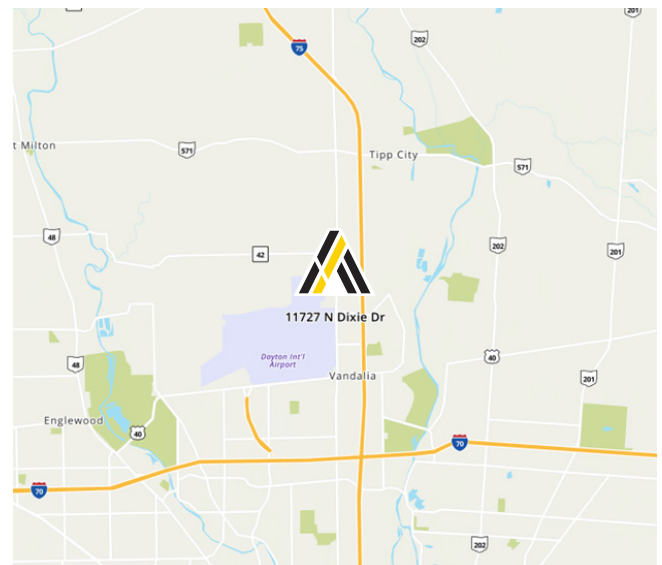


11727 N. Dixie Drive
Tipp City, Ohio 45371

SALE PRICE:
\$85,000 PER ACRE

Property Highlights

- **9.54± Acres Available:** Ideal for commercial or industrial development
- **Zoned OIS (Office and Industrial Sales/Service):** Permits a wide range of uses including:
 - Distribution Facilities
 - Manufacturing and Assembly
 - R&D
 - Warehousing
- **Strategic Location with Excellent Highway Access:** Just 2 miles to I-75 via Northwoods Boulevard and 5 miles to I-70
- **Proximity to Dayton International Airport:** Supports logistics and regional distribution
- **Located in Butler Township:** Business-friendly area near major transportation corridors



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Aerial



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