



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**

FOR LEASE!

4240 Lisa Dr,
Tipp City, OH 45371



Flexible Industrial Space in a High-Visibility Logistics Hub

PROPERTY FEATURES:

- **7,500 SF industrial building**
- **16' clear ceiling height**
- **Semi-truck / trailer parking onsite**
- **Ideal for logistics, service trades, auto operations, manufacturing, or fleet storage**

Unit A \$2250/mo

Unit C \$3000/mo

+ Utilities & CAM Min. 3 yr lease



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-Commercial
-Investments
-Land

Bob Caperna
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937.470.0046

www.MiamiValleyCRE.com



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Fact Sheet

Address:	4240 Lisa Dr, Tipp City, Ohio 45371
Price:	Unit A \$2250/ mo Unit B \$3750/mo
County:	Miami County
City:	Tipp City
Building Size:	~7,500 sq ft rentable area
Lot Size:	~1.80 acres
Year Built:	1981
Zoning:	Industrial — light industrial, service, retail, auto repair, outdoor storage, semi-repair, parking
Parking Spaces:	Ratio of ~2 parking spaces per 1,000 sq ft
Clear Ceiling Height:	16 Feet
Overhead doors:	14 feet

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



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Property Description:

Positioned in a highly accessible industrial corridor just minutes from I-70 and I-75, **4240 Lisa Drive** offers a versatile 7,500 SF industrial facility on a generous 1.8-acre lot. Built in 1981 and recently refreshed with updated paint inside and out, the building features a functional blend of warehouse and office space, complete with two bathrooms and flexible areas suitable for a variety of light-industrial, service, automotive, or small-retail operations.

The warehouse offers a **16-foot clear height, four grade-level doors**—including two drive-through bays—and ample maneuvering space for trucks or equipment. The property's extensive outdoor area provides **semi-truck and trailer parking**, currently producing steady income, with additional space for storage or business expansion.

With a strong parking ratio, utility access, and zoning that supports multiple commercial uses, this property is ideal for both **owner-users** and **investors**. Its proximity to **Dayton International Airport**, established business parks, and key transportation routes makes it a strategic hub for logistics, service trades, or small fleet operations. A rare opportunity in Tipp City's industrial market, 4240 Lisa Drive delivers flexibility, income potential, and long-term commercial value.

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Spaces

Space 1: Unit A

1

Space Available: 1,500 SQFT
Rental Rate: \$2250/mo
Service Type: +Utilities & CAM
Space Use:
Lease Term: Min 3yr Lease

Space 2: Unit B

2

Space Available: 3,000 SQFT
Rental Rate: \$3750/mo
Service Type: +Utilities & CAM
Space Use:
Lease Term: Min. 3yr Lease

Space 2: Unit C

3

Space Available: 3,000 SQFT
Rental Rate: \$3000/mo
Service Type: +Utilities & CAM
Space Use:
Lease Term: Min. 3yr Lease

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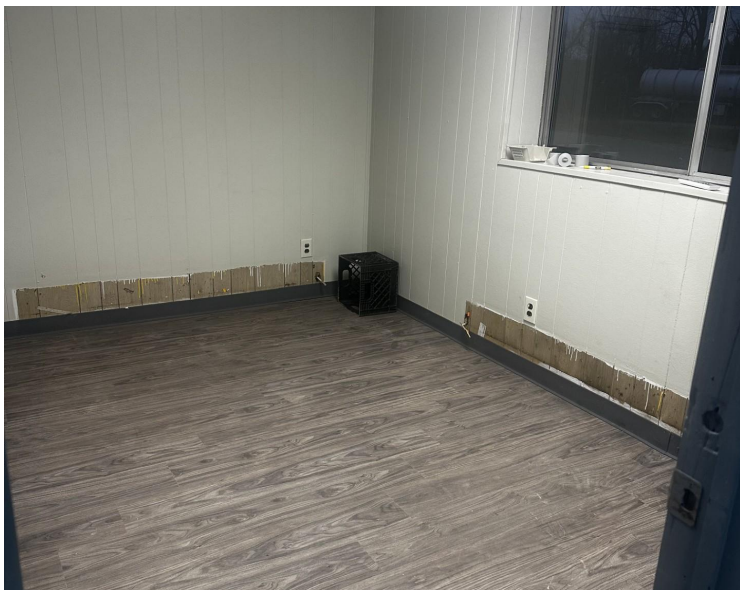
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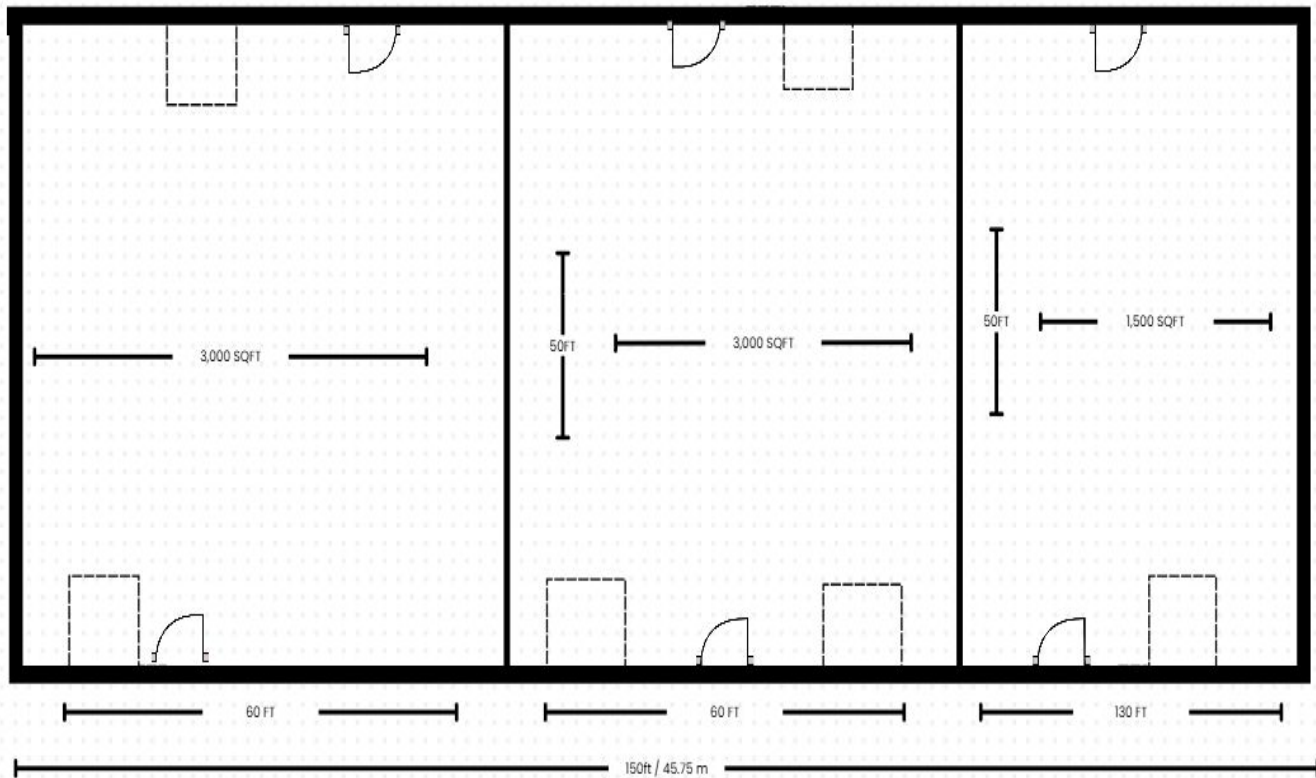
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MAIN BUILDING



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