Warehouse- Brown County
108 Flaugher rd
Ripley, OH 45167

$449,999
1.56± Acres
Brown County







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MORE INFO ONLINE:

https://americas.land/

Warehouse- Brown County
Ripley, OH / Brown County

SUMMARY

Address
108 Flaugher rd

City, State Zip
Ripley, OH 45167

County
Brown County

Type
Commercial

Latitude / Longitude
38.683278 / -83.773378

Acreage
1.56

Price
$449,999

Property Website
americas.land







PROPERTY DESCRIPTION

Prime Brown County Warehouse Opportunity

Discover the potential in this **138' x 230' warehouse**, offering approximately **31,740 square feet** of space and a great opportunity for an owner-user, investor, or business looking to expand. Located in Brown County, Ohio, this property is in **fair condition and could benefit from some improvements**, allowing a new owner the flexibility to make the space work for their specific needs.

All utilities are available, adding convenience and value for a wide range of commercial, industrial, storage, distribution, or business uses. With its substantial footprint, functional layout potential, and room to improve, this property presents an excellent opportunity to acquire a sizable commercial facility and add value over time.

Whether you're looking for a warehouse, storage facility, business location, or investment property, this is a **great opportunity to bring your vision to life in Brown County**. Properties with this much space and potential don't come along every day-come take a look and see what this property could become!

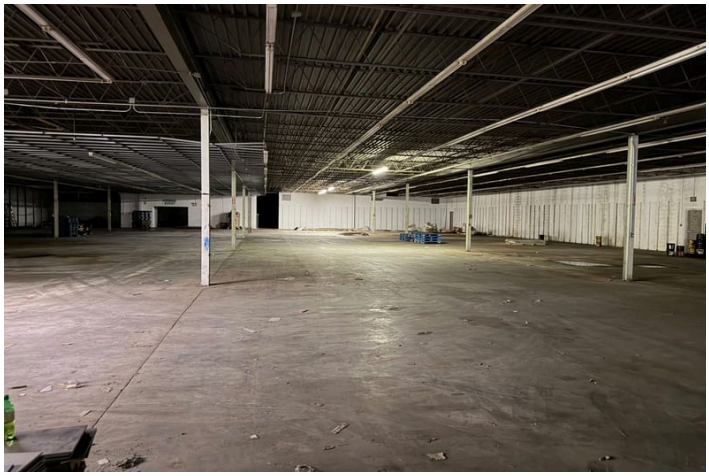

FLOORING
OUTLET



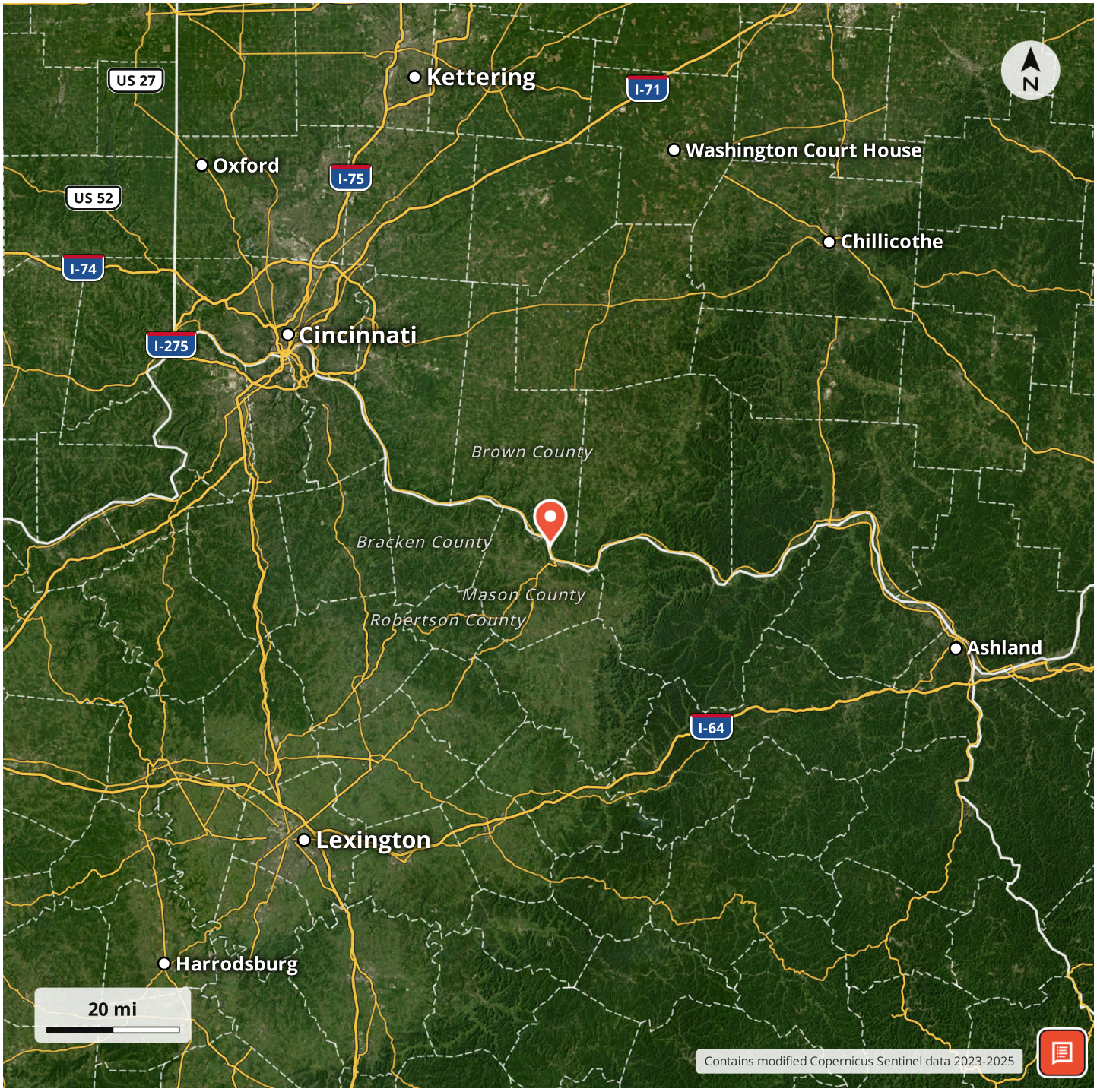




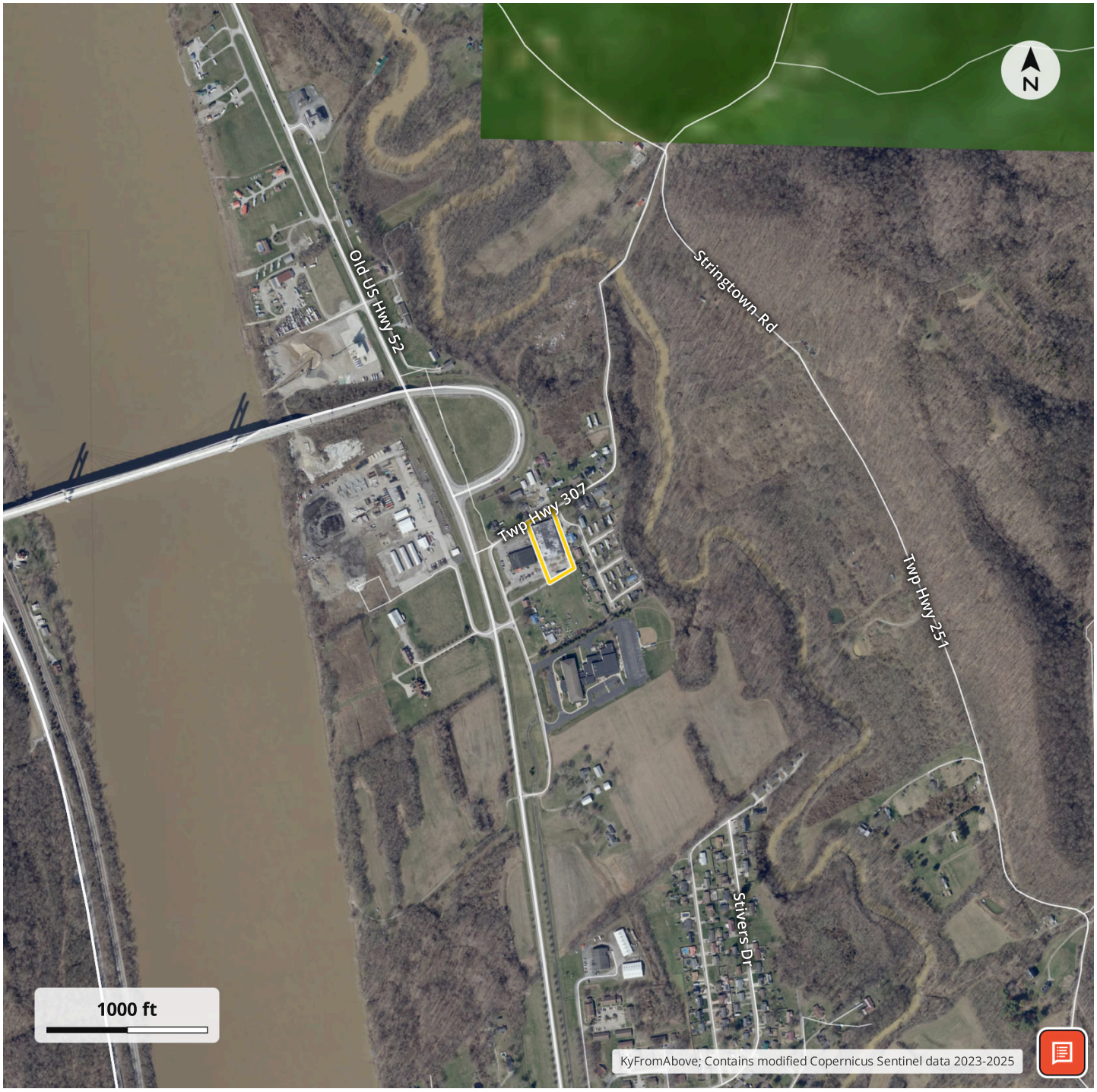




Regional Map



Locator Map


N
Old US Hwy 52
Stringtown Rd
Twp Hwy 307
Twp Hwy 251
Stivers Dr
1000 ft
KyFromAbove; Contains modified Copernicus Sentinel data 2023-2025

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Billy Maxfield

Mobile
(937) 618-9136

Email
bmaxfield@americas.land

City / State / Zip
Mount Orab, OH 45154

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America's Land Partners
PO Box 1707
Mabank, TX 75147
(800) 560-4143
https://americas.land/