



**INCOME PRODUCING!**  
**Scarborough Industrial Park**  
**Country Club Drive & CR 25A**  
**Piqua, Ohio 45356**

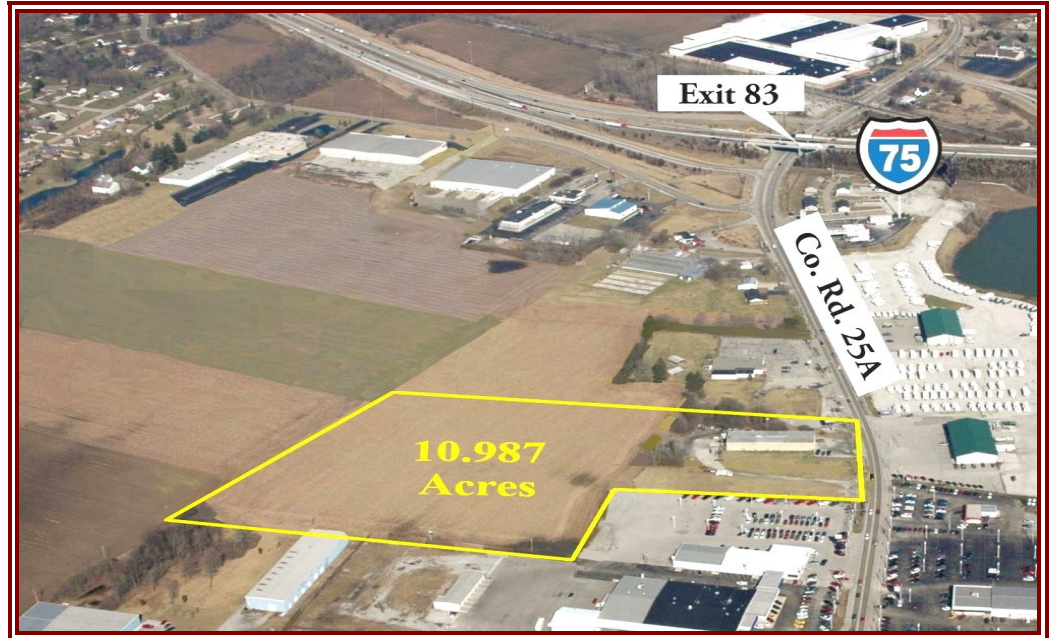


Scan for more info

**Available:**

**10.987 Acres**

**For Sale: \$1,442,610**



**Highlights:**

- **Income Producing - 8,000 SF Bldg.**
- **Multiple Access Points**
- **All Utilities Available**
- **Tax Abatement Available**
- **Immediate I-75 Access**
- **Interchange Location with I-75 Visibility**
- **Dynamic and Growing Industrial Area**
- **High Traffic Count**

Land:	10.98 Acres	Drive-In Doors:	One -14' x 14'
Zoning:	Land - (I-2) Heavy Industrial	Docks:	One - 8' x 10'
	8,000 SF Bldg. - (B) General Business	Power:	400 Amp 220/480 Volts III Phase
Square Footage:	8,000 SF	Utilities:	City Water & Sewer
Warehouse SF:	6,700 SF	Parcel Number:	N44-074310, N44-073860, N44-073800, & N44-073805
Office SF:	1,300 SF	Annual Taxes:	\$6,278.60
Clear Height:	16' Clear		

For information, contact:

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