



INVESTMENT OPPORTUNITY!
Industrial/Warehouse Facility
317 Wyndham Way
Piqua, Ohio 45356



Scan for more info

Fully Leased:
18,500 SF

For Sale:
\$1,080,000

Cap Rate: 8.1%



Land:	2.53 Acres	Year Built:	2001
Square Footage:	18,500 SF	Floor Thickness:	6"
Office SF:	2,625 SF	Roof:	Metal
Clear Height:	18' - 27'	Utilities:	City Water, Sewer, & Natural Gas
Drive-In Doors:	Two – 18' x 18' One – 14' x 14'	Restroom:	3 Bathrooms
Docks:	One – 9' x 10'	HVAC Plant:	Co-Ray Vac
Power:	480 Volts 600 Amps III Phase	Lighting:	T-8
		Parking Spaces:	20
		Outside Storage:	Yes
		Expandable Land:	Yes
		Zoning:	I2; Heavy Industrial
		Parcel Number:	N44-077648
		Annual Taxes:	\$11,795.10

Highlights:

- Fenced Asphalt Lot
- 10 Ton Crane
- Air Compressor
- Large Ventilation Fan

For information, contact:

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