



INVESTMENT OPPORTUNITY

Manufacturing Facility

4317 W. U.S. 36

Piqua, Ohio 45356



SCAN FOR MORE INFO

**Available:
53,000 SF**

**For Sale:
\$985,000**



Land:	5.385 Acres	Year Built:	1960; Remodeled in 1980
Square Footage:	53,000 SF	Floor Thickness:	6"
Warehouse SF:	49,000 SF	Utilities:	City Water, Septic System and Propane
Office SF:	4,000 SF	HVAC Plant:	Fully Air-Conditioned
Clear Height:	12' – 15'	Lighting:	LED Lighting
Docks:	Two	Parking Spaces:	Approximately 135 Spaces
Drive-In Doors	One - 10' x 10'	Outside Storage:	Yes
Power:	240Volts 3,600 Amps. III Phase	Expandable Land:	Yes
		Zoning:	I2; Heavy Industrial District

Highlights:

- Fully Leased!
- Fully Air-Conditioned
- Airlines Throughout
- 3,600 Amps. of Power
- Expandable Land

Parcel Number: N44-078778
Annual Taxes: \$11,085.12

For information, contact:

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