

INDUSTRIAL/ WAREHOUSE/OFFICE FACILITY

750 S. MAIN STREET PIQUA, OH 45356



Property Highlights:

Lease Rate: \$2.00 - \$4.00 NNN SF/Year

Square Feet: 500,000 SF - (Divisible)

Acreage: 10.55 Acres

Clear Height: 11' - 22'

Drive-In Doors: 20' x 12'

12' x 12'

12' x 14'

Docks: Two - Expandable to 6

- ✓ Multi-Tenant (Income Producing)
- ✓ Offices - Manufacturing - Warehouse
- ✓ US-25 Major Piqua Artery
- ✓ 3 Minutes to I-75
- ✓ Up to 22' Clear Height
- ✓ Investment Opportunity!
- ✓ Abundant Parking



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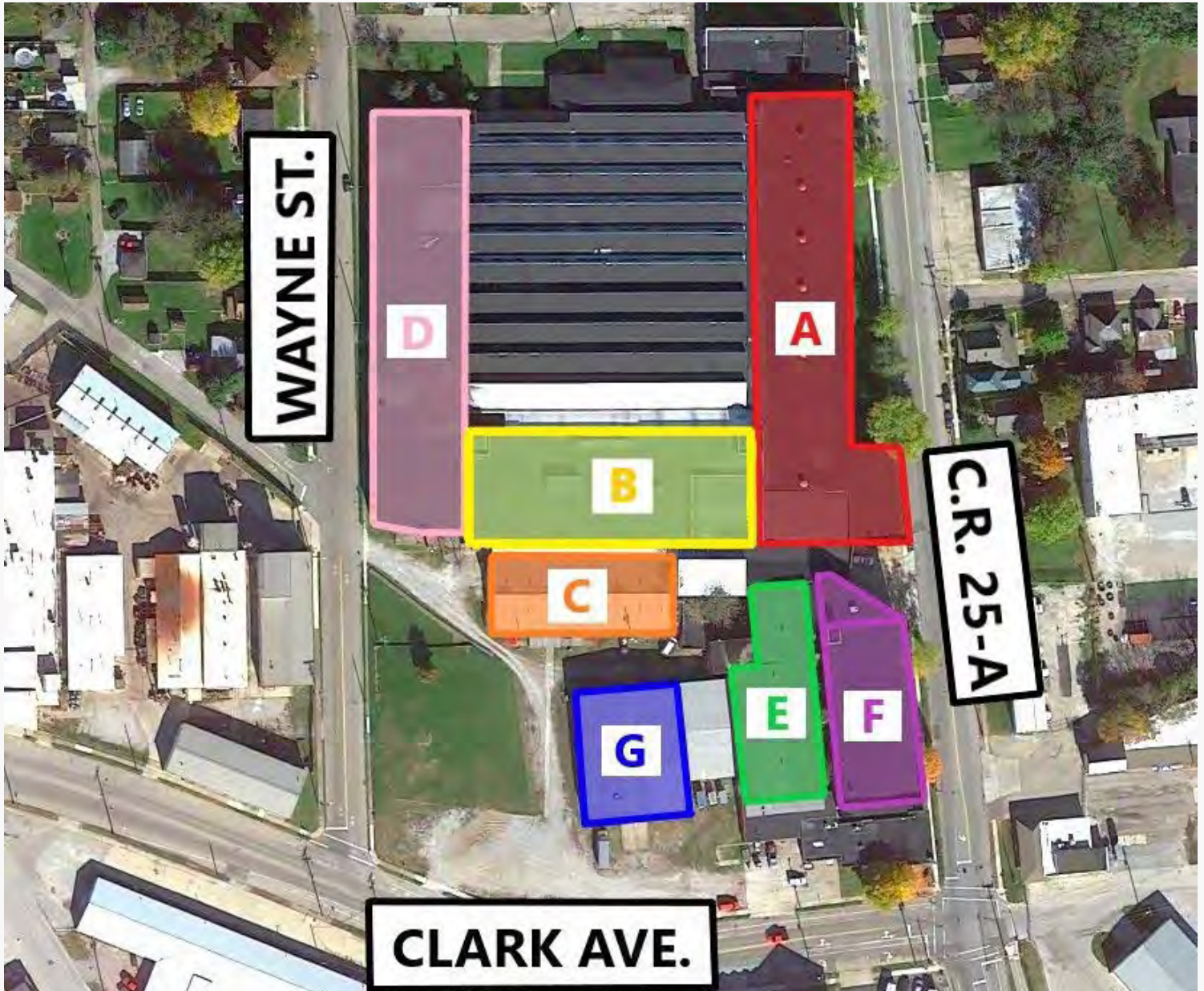
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Parcel Number: N44-012540, N44-012544, N44-012550, N44-101506, & N44-101508

Zoning: T-FX; Traditional Flex Mixed Use



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Section A - First Floor

Square Footage: 5,000 SF - 15,000 SF

Clear Height: 11'

Drive-In Doors: One - 20' x 12'

One - 12' x 12'

One - 12' x 14'

Lighting: T-8

Section A - Second Floor

Square Footage: 13,575 SF

Clear Height: 12'

Lighting: T-8

Freight Elevator: Yes



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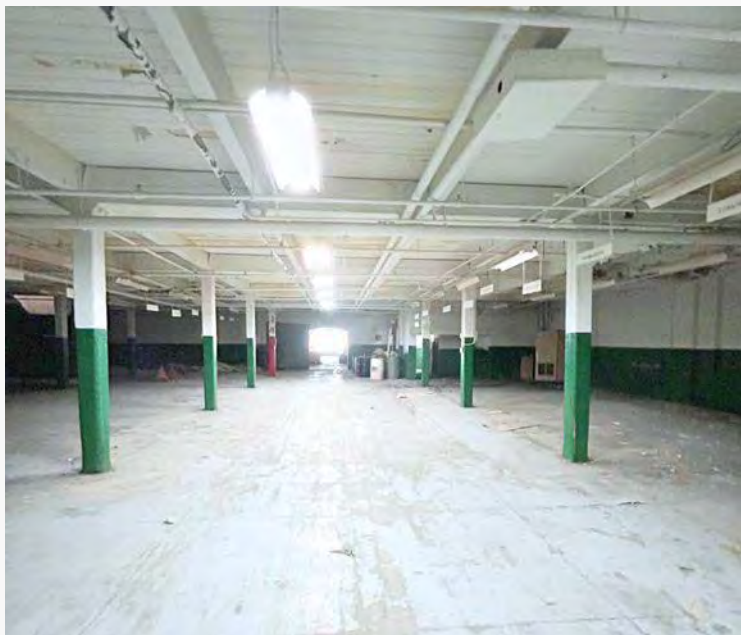
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Section B - First Floor

Square Footage: 1,000 SF - 10,000 SF

Clear Height: 11'

Drive-In Doors: One - 20' x 12'

One - 12' x 12'

One - 12' x 14'

Lighting: Metal Halide

Section B - Second Floor

Square Footage: 21,000 SF

Clear Height: 12'

Freight Elevator: Yes

Lighting: T-8



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Section C



Square Footage: 5,000 - 15,000 SF

Clear Height: 22'

Lighting: Metal Halide

Drive-In Doors:

One - 20' x 12'

One - 12' x 12'

One - 12' x 14'



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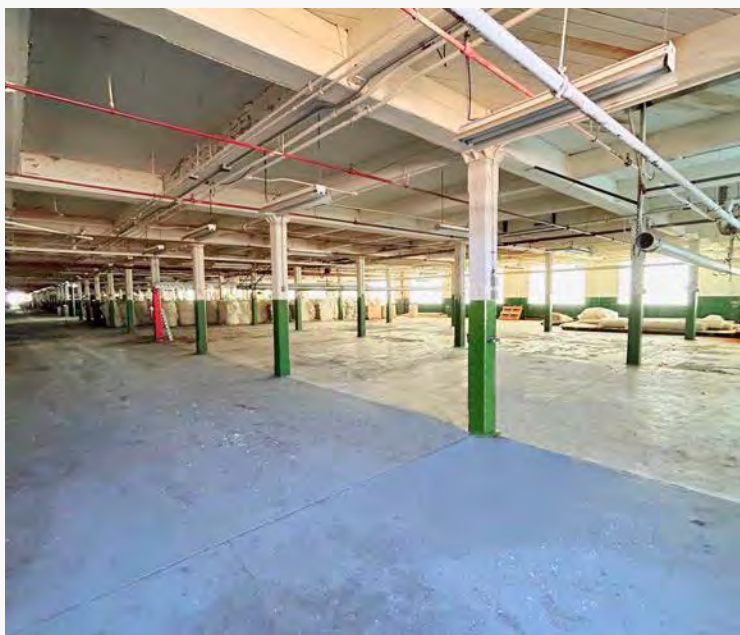
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Section D - First Floor

Square Footage: 29,250 SF

Clear Height: 11'

Drive-In Doors: One - 20' x 12'

One - 12' x 12'

One - 12' x 14'

Lighting: T-8

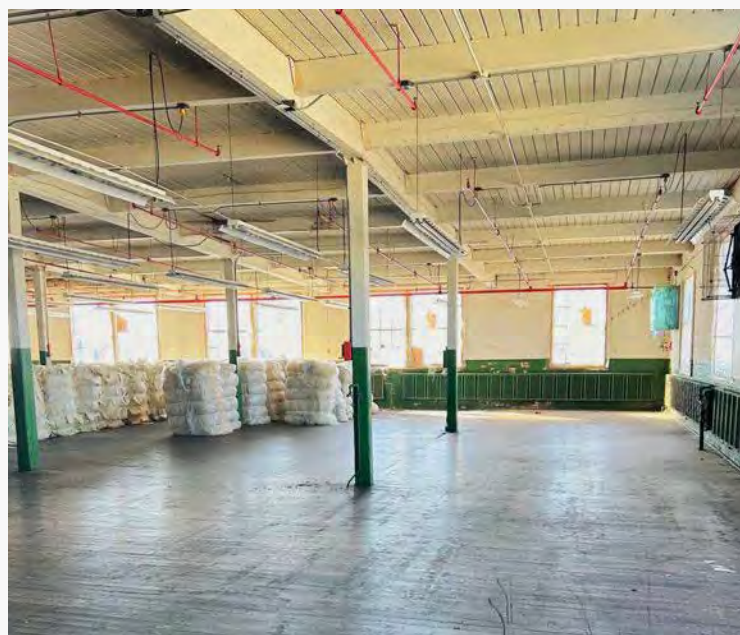
Section D - Second Floor

Square Footage: 29,250 SF

Clear Height: 12'

Freight Elevator: Yes

Lighting: T-8



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Section E - First Floor



Square Footage: 11,900 SF

Clear Height: 12'

Lighting: T-8

Drive-In Doors:
Three Total

One - 20' x 12'

One - 12' x 12'

One - 12' x 14'



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Section F - Third Floor

Square Footage: 9,310 SF

Clear Height: 12'

Freight Elevator

Lighting: T-8

Section F - Third Floor

Square Footage: 1,662 SF

Clear Height: 12'

Freight Elevator: Yes

Lighting: T-8



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Section G - First Floor



Square Footage: 7,396 SF

Clear Height: 14' - 20'

Lighting: T-8

Drive-In Doors:
Three Total

One - 20' x 12'

One - 12' x 12'

One - 12' x 14'



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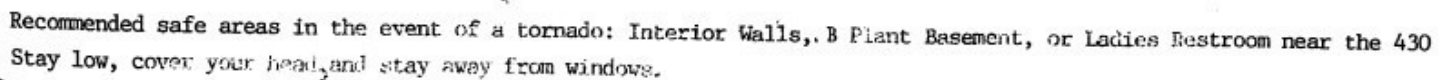
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