

# INDUSTRIAL/ WAREHOUSE/OFFICE



750 S. MAIN STREET  
PIQUA, OH 45356



## Property Highlights:

**Sale Price:** \$2,200,000

**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



### Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

[techemann@ipbindustrial.com](mailto:techemann@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)



### Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

[conrad@ipbindustrial.com](mailto:conrad@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)



# INDUSTRIAL/WAREHOUSE/OFFICE



750 S. MAIN STREET  
PIQUA, OH 45356



## Tim Echemann

Principal Broker  
C: 937.658.4403  
P: 937.492.4423

techemann@ipbindustrial.com  
www.ipbindustrial.com



## Conrad Echemann

Sales Associate  
C: 937.658.4282  
P: 937.492.4423

conrad@ipbindustrial.com  
www.ipbindustrial.com



# INDUSTRIAL/WAREHOUSE/OFFICE



750 S. MAIN STREET  
PIQUA, OH 45356



## Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

[techemann@ipbindustrial.com](mailto:techemann@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)



## Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

[conrad@ipbindustrial.com](mailto:conrad@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)



# INDUSTRIAL/WAREHOUSE/OFFICE



750 S. MAIN STREET  
PIQUA, OH 45356



## Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

[techemann@ipbindustrial.com](mailto:techemann@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)



## Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

[conrad@ipbindustrial.com](mailto:conrad@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)