

# INVESTMENT OPPORTUNITY!



8708 N. C.R. 25-A  
PIQUA, OH 45356



## Property Highlights:

**Square Feet:** 8,000 SF

**Clear Hight:** 16' Clear

**Docks:** One - 8' x 10'

**Drive-In Doors:** One - 14' x 14'

- ✓ **Sale Price:** \$380,000
- ✓ **Zoning:** General Business
- ✓ **Fully Leased**
- ✓ **Income Producing**
- ✓ **Immediate I-75 Access**
- ✓ **All Utilities Available**
- ✓ **Tax Abatement Available**



### 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)

# INVESTMENT OPPORTUNITY!



8708 N. C.R. 25-A  
PIQUA, OH 45356

**Land:** 1.1 Acres

**Construction Type:** Metal Building

**Power:** 400 Amps, 220/480Volts, III Phase

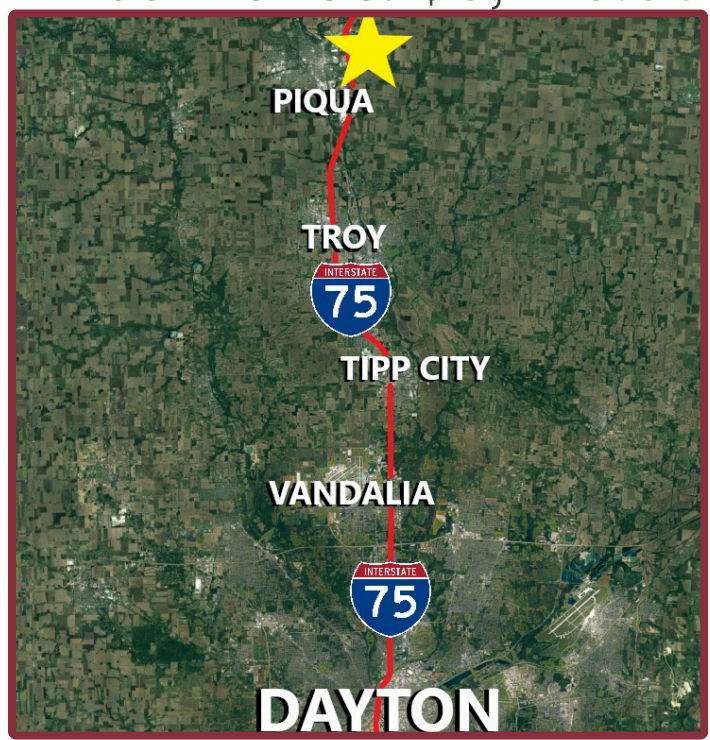
**Utilities:** City Water & Sewer

**Parcel Number:** N44-073860

**Annual Taxes:** \$6,278.60



Scan for more info



**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

# INVESTMENT OPPORTUNITY!



8708 N. C.R. 25-A  
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)

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL