

PIQUA I-75 INDUSTRIAL PARK

17,800 SF INDUSTRIAL WAREHOUSE BUILDING

EXPECTED DELIVERY DATE *SEPTEMBER 2025*



CROMES DRIVE, PIQUA, OHIO 45356

Property Highlights:

Square Feet: 17,800 SF

Ceiling Height: 24' - 28'

Docks: Build-to-Suit

Drive-In Doors: Seven Total

Five - 16' x 16'

Two - 16' x 14'

- ✓ Sale Price: \$1,950,000
- ✓ Lease Rate: \$6.75 NNN SF/Year
- ✓ Great I-75 Visibility
- ✓ 1 Mile to I-75, Exit 82
- ✓ Expandable Land - 6 different lots
15 Year 100% Tax Abatement
- ✓ 3 Drive-Through Bays



Tim Echemann

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INDUSTRIAL/WAREHOUSE FACILITY



CROMES DRIVE
PIQUA, OHIO 45356

Land: 2.54 Acres

Drive Through-Bays: Three

Construction Type: Metal

Roof: Metal

Power: III Phase

Lighting: LED

Column Spacing: Clear Span

Zoning: Industrial

HVAC Plant: Infrared

Utilities: City Water, Sewer,
& Natural Gas



Scan for more info



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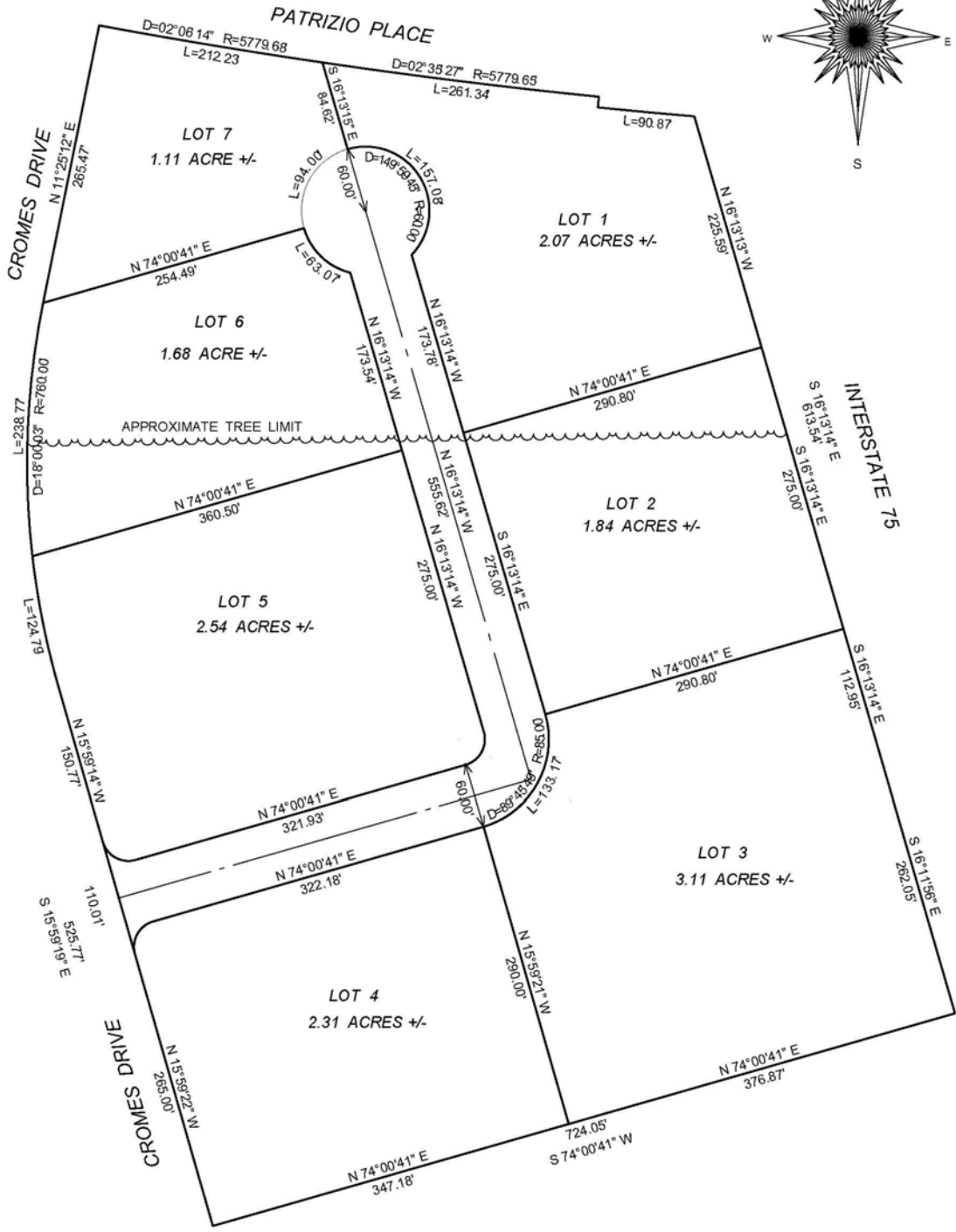
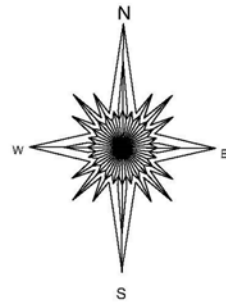
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PRELIMINARY CONCEPT
PROPOSED LOT LAYOUT
CROMES ROAD PROJECT

Piqua, Ohio
Miami County

Reference Record Plat 29-20

PREPARED BY:
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