

# SERVICE/CRANE FACILITY



119 GORDON STREET  
PIQUA, OHIO 45356



## Property Highlights:

**Square Feet:** 4,500 SF

**Clear Height:** 13' - 20'

**Docks:** One - Van High

**Drive-In Doors:** Two -  
12' x 12'

- ✓ **Sale Price:** \$175,000
- ✓ One 10-Ton Crane
- ✓ 1.7 Miles to I-75
- ✓ Easy Access to U.S. 36
- ✓ Outside Security Lighting
- ✓ Natural Lighting (Skylights)



### Tim Echemann

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**Land:** .37 Acres

**Warehouse SF:** 4,020 SF

**Office SF:** 480 SF

**Roof:** Metal

**Floor Thickness:** 6"

**Year Built:** 1960

**Lighting:** T-8

**Crane:** One - 10 Ton Crane (10' Under Hook)

**Utilities:** City Sewer, Water & Natural Gas

**HVAC Plant:** Forced Air Gas

**Zoning:** T-FX; Traditional Flex Mixed Use

**Parcel Number:** N44-025130 & N44-025110

**Annual Taxes:** \$988.24



Scan for more info



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