

# MANUFACTURING FACILITY



500 WEBER STREET  
PIQUA, OH 45356



## Property Highlights:

Sale Price \$545,000

Lease Rate: \$3.25 NNN SF/Year

Square Feet: 24,000 SF

Ceiling Height: 10' - 14'

Docks: Two - 10' x 10'  
with Levelers

Drive-In Doors: One - 10' x 12'

- ✓ Large Concrete/Gravel Lot
- ✓ Expandable Land
- ✓ Huge Clear Span
- ✓ Natural Light
- ✓ High Traffic Visibility
- ✓ 3 Minute I-75 Access



### 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)

# MANUFACTURING FACILITY



500 WEBER STREET  
PIQUA, OH 45356

**Land:** 2.1 Acres

**Warehouse SF:** 24,000 SF

**Construction Type:** Brick & Block

**Floor Thickness:** 6"

**Roof:** New Roof on 1/4 of Building

**Restrooms:** One

**Power:** 208 Volts, 200 Amps

**Year Built:** 1920 & 1946

**Lighting:** Fluorescent

**Column Spacing:** 17' x 50'

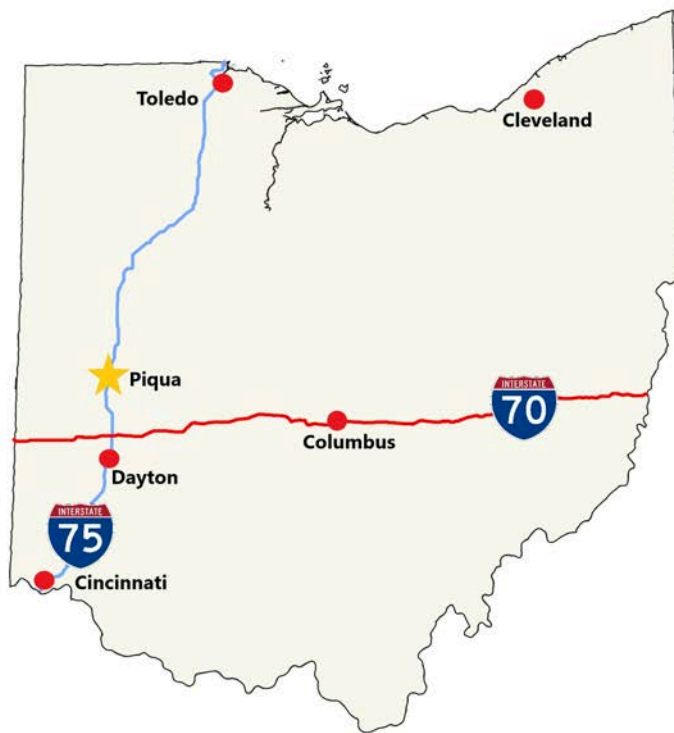
**Utilities:** All Utilities

**HVAC Plant:** Forced Air Gas

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

**Parcel Number:** N44-090140 & N44-101588

**Annual Taxes:** \$1,203.44



Scan for more info



**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)



# MANUFACTURING FACILITY



500 WEBER 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)

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



# MANUFACTURING FACILITY



500 WEBER 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)

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