



**SHERRY
INDUSTRIAL
PARK**

FOR LEASE

Sherry Industrial Park

Piqua, OH

7 New Spec Buildings

5,000 SF, 10,560 SF, & 20,000 SF



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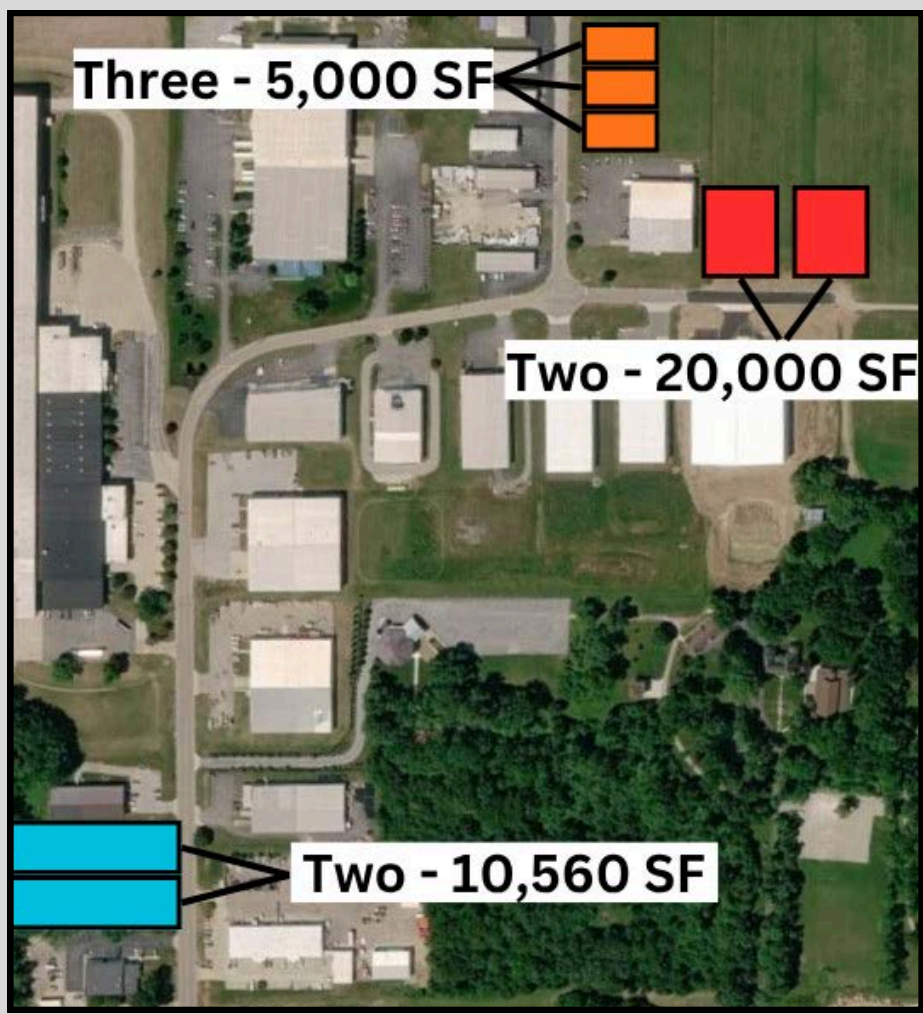
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FOR LEASE

SPEC WAREHOUSES - HOMER DR & FOX DR, PIQUA

Two - 20,000 SF Two - 10,560 SF Three - 5,000 SF

SITE PLAN



Building	\$ NNN SF/YR	Clear Height	Drive-In Doors	Docks
20,000 SF - A	\$7.00	20'	One; 12' x 14'	Two; 8' x 9'
20,000 SF - B	\$7.00	20'	One; 12' x 14'	Two; 8' x 9'
10,560 SF - A	\$7.50	18'	One; 14' x 14'	One; 8' x 9'
10,560 SF - B	\$7.50	18'	One; 14' x 14'	One; 8' x 9'
5,000 SF - A	\$8.00	16'	One; 14' x 14'	None
5,000 SF - B	\$8.00	16'	One; 14' x 14'	None
5,000 SF - C	\$8.00	16'	One; 14' x 14'	None

FOR LEASE

345 & 361 HOMER DR, PIQUA - Specs

Two - 20,000 SF - \$7.00 NNN SF/YR

Buildings A & B



Building Specifications



Building Plans	20,000 SF
Number of Floors	1 Story
Office SF	1,000 SF
Completion Date	Q-1 2027
Clear Height	20'
Floor Thickness	6"
Lighting	LED High Bay
Zoning	I2; Heavy Industrial
Power	480/277 Volts; 400 Amp
Parking Type/Spaces	Asphalt/Eleven
Sprinkler System	ESFR
Heating	Forced Air Gas
A/C	Office
15 Year Tax Abatement	Yes



Buildings	\$ NNN SF/YR	Clear Height	Drive-In Door	Docks
20,000 SF - A	\$7.00	20'	One; 12' x 14'	Two; 8' x 9'
20,000 SF - B	\$7.00	20'	One; 12' x 14'	Two; 8' x 9'

FOR LEASE

SPEC WAREHOUSES - FOX DR, PIQUA

Two - 10,560 SF - \$7.50 NNN SF/YR

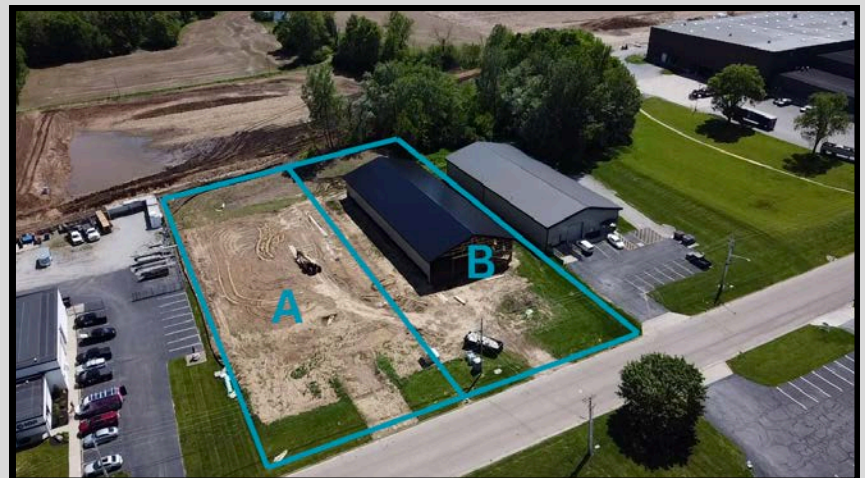
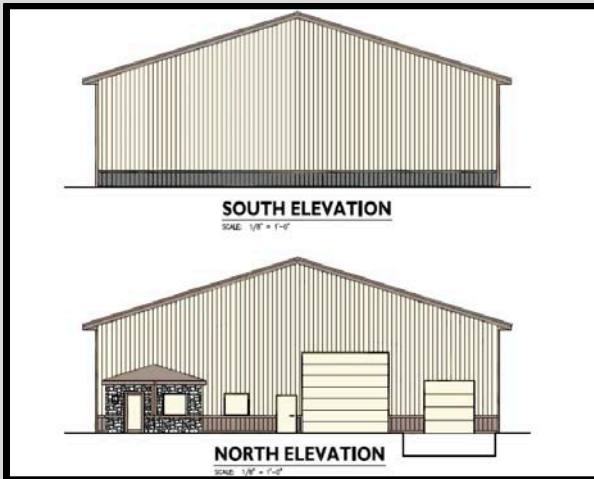
Buildings A & B



Building Specifications



Building Plans	10,560 SF
Number of Floors	1 Story
Construction Type	Wood
Completion Date	Q-4 2026
Clear Height	18'
Floor Thickness	6"
Lighting	LED High Bay
Zoning	I2; Heavy Industrial
Power	480/277 Volts; 400 Amp
Parking Type	Asphalt
Sprinkler System	None
Heating	Forced Air Gas
15 Year Tax Abatement	Yes



Buildings	\$ NNN SF/YR	Clear Height	Drive-In Door	Docks
10,560 SF - A	\$7.50	18'	One; 14' x 14'	One; 8' x 9'
10,560 SF - B	\$7.50	18'	One; 14' x 14'	One; 8' x 9'

FOR LEASE

374, 392, & 408 FOX DR, PIQUA - Specs

Three - 5,000 SF - \$8.00 NNN SF/YR

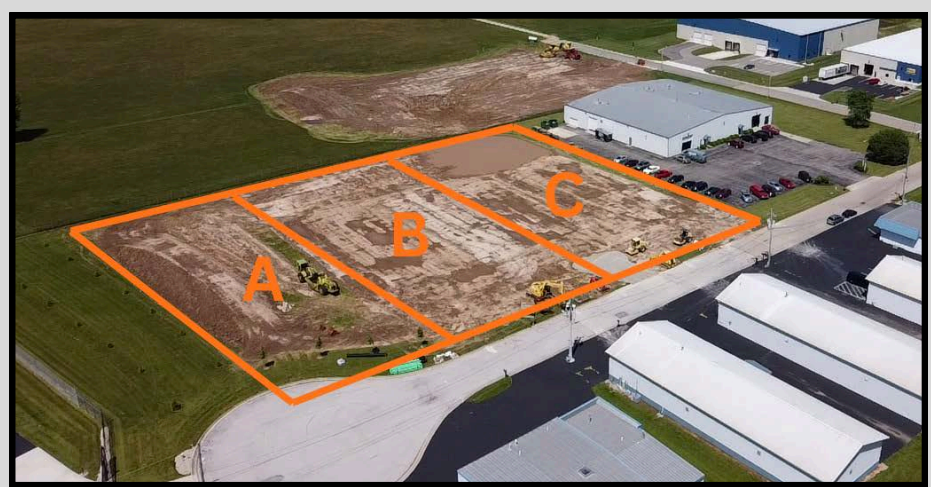


Buildings A, B & C

Building Specifications



Building Plans	5,000 SF
Number of Floors	1 Story
Construction Type	Wood
Completion Date	Q-1 2027
Clear Height	16'
Floor Thickness	6"
Lighting	LED High Bay
Zoning	I2; Heavy Industrial
Power	220 Volts; 200 Amp; III Phase
Parking Type	Asphalt
Sprinkler System	None
Heating	Forced Air Gas
15 Year Tax Abatement	Yes



Buildings	\$ NNN SF/YR	Clear Height	Drive-In Door	Docks
5,000 SF - A	\$8.00	16'	One; 14' x 14'	None
5,000 SF - B	\$8.00	16'	One; 14' x 14'	None
5,000 SF - C	\$8.00	16'	One; 14' x 14'	None

About Piqua

- Strategic location along Interstate 75 with easy access to major Midwest markets
- Strong regional workforce with manufacturing, logistics, and industrial experience
- Affordable commercial real estate and lower operating costs compared to larger metro areas

Demographics

Population

Piqua 20,354

Miami County 108,774

Income

Average HH Income \$72,500

Median HH Income \$67,796



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