

COMMERCIAL FACILITY - DEALERSHIP

8600 C.R. 25-A
Piqua, OH 45356



Property Highlights:

Square Feet: 14,000 SF

Lease Rate: \$8.50 NNN SF/YR

Drive-Through Doors: 6

- ✓ Newly Remodeled
- ✓ High Traffic Count Road
- ✓ 2.88 Acres of New Pavement
- ✓ Beautiful Showroom



Tim Echemann

Principal Broker

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Lease Rate: \$8.50 SF/YR

Location Information

Street Address	8600 N C.R. 25-A
City, State, Zip	Piqua, OH 45356
County	Miami
Side of the Street	South
Nearest Highway	I-75
Nearest Airport	Dayton

Building Information

Building Size	14,000 SF
Ceiling Height	13'
Office Space	1,372 SF
Number of Floors	1
Year Built	1968
Construction Status	Existing
Roof Condition	Good
Free Standing	Yes
Construction Type	Metal/Block
Multiple Entrances	Yes
Drive-Through Doors	Six
Bays	Eleven
Drive-In Door	Thirteen - 12' x 10'

Property Information

Property Type	Dealership
Property Subtype	Commercial
Zoning	IL; Light Industrial
Lot Size	2.88 Acres
Parcel #	N44-073730
Lot Frontage	185'
Corner Property	Yes
Power	400 Amp; 208 Volts; III Phase
Rail Access	No

Parking & Transportation

Parking Type	Asphalt
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Utilities & Amenities

Floor Drains	Yes
Office HVAC System	Yes
Warehouse Heat	Forced Air Gas

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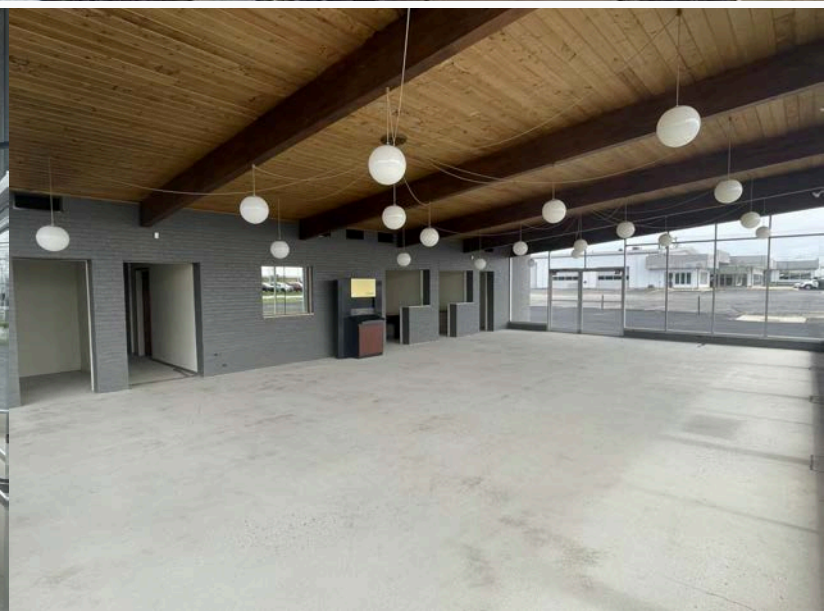
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