

# COMPLETION EARLY 2027 WAREHOUSE FACILITY - SHERRY INDUSTRIAL PARK

361 HOMER DRIVE SITE B  
PIQUA, OHIO 45356



## Property Highlights:

**Available:** 20,000 SF

**Clear Height:** 20'

**Lease Rate:** \$7.00 NNN

- ✓ Industrial Park Location
- ✓ 2 Minutes to I-75, Exit 78
- ✓ ESFR Spinkler System
- ✓ Piqua Power - Low Rates
- ✓ 15 Year Tax Abatement



### Tim Echemann

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**Lease Rate: \$7.00 SF/YR**

## Location Information

Street Address	361 Homer Dr
City, State, Zip	Piqua, OH 45356
County	Miami
Side of the Street	Southwest
Nearest Highway	I-75
Nearest Airport	Dayton

## Building Information

Building Size	20,000 SF
Office Space	1,000 SF
Ceiling Height	20'
Number of Floors	1
Year Built	Est. 2027
Under Construction Status	Yes
Roof Condition	Great
Free Standing	Yes
Construction Type	Metal
Multiple Entrances	Yes
Drive-In Door	One; 12'x14'
Docks	Two; 8'x9'
Floor Thickness	6"
Lighting	LED High Bay Lighting

## Property Information

Property Type	Warehouse
Property Subtype	Industrial
Zoning	I2; Heavy Industrial
Lot Frontage	100'
Power	480/277 Volts; 400 Amps
Rail Access	No

## Parking & Transportation

Parking Type	Asphalt
Parking Spaces	Eleven

## Utilities Amenities

ESFR Sprinkled	Yes
Warehouse Heat	Yes
Office Heating & Cooling	Yes



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# PRELIMINARY DESIGN WAREHOUSE FACILITY - SHERRY INDUSTRIAL PARK

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\*Rendering



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