



FOR SALE OR LEASE

6665 N Spiker Rd

Piqua, OH 45356

Industrial Facilities

21,200 SF



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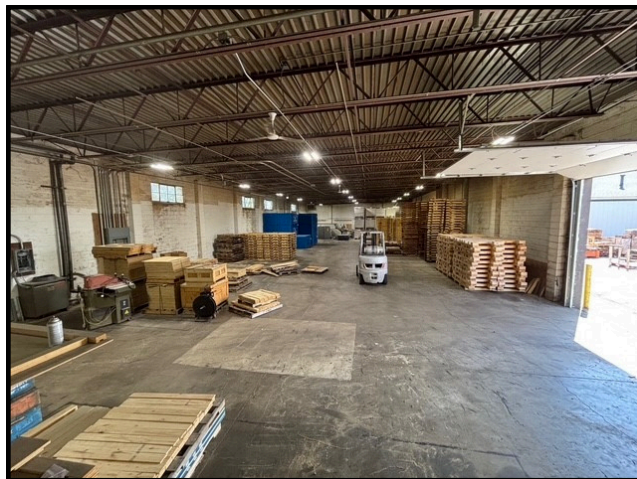
INDUSTRIAL FACILITIES

Piqua, OH - 21,200 SF

Lease Rate: \$5.00 NNN SF/YR

Sale Price: \$685,000

Building Specifications



Bldg. 1 SF	7,200 SF
Bldg. 2 SF	14,000 SF
Office SF	2,500 SF
Built	1967 & 1990
Clear Height	14'-16'
Lighting	Bldg 1. New LED
Roof Condition	New 2022
Zoning	I1; Light Industrial
Power	120/480 Volts; 100/800 Amps; III P
HVAC bldg. 1	New Heat & Insulation
HVAC bldg. 2	Yes
Docks	Two; 9' x 10'
Drive-In Door	Five; 10' x 12'
Air Compressor w/ Lines	Yes
Restrooms	Three
Propane	Yes
Septic System	Yes

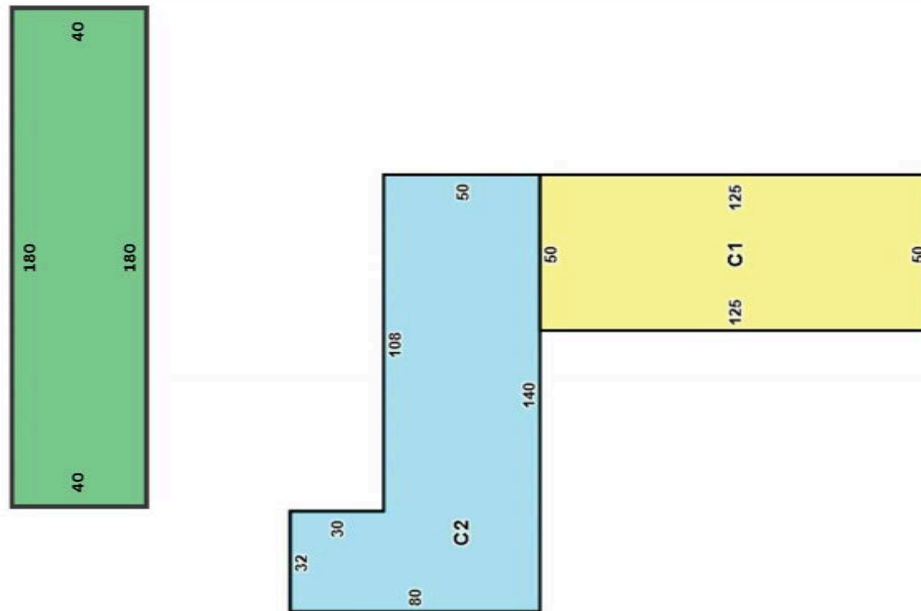


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About Piqua

- 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

Building Dimensions



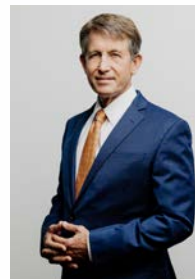
Demographics

Population

Piqua	20,354
Miami County	108,774

Income

Average HH Income	\$72,500
Median HH Income	\$67,796



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