

Consulting

Appraisal

Investment

Retail

Office

Industrial

Full Service Real Estate Company



**Industrial Development Site**  
**Looney Rd & Snodgrass Rd**  
**Piqua, Ohio**



## **INDUSTRIAL SITE FOR SALE**

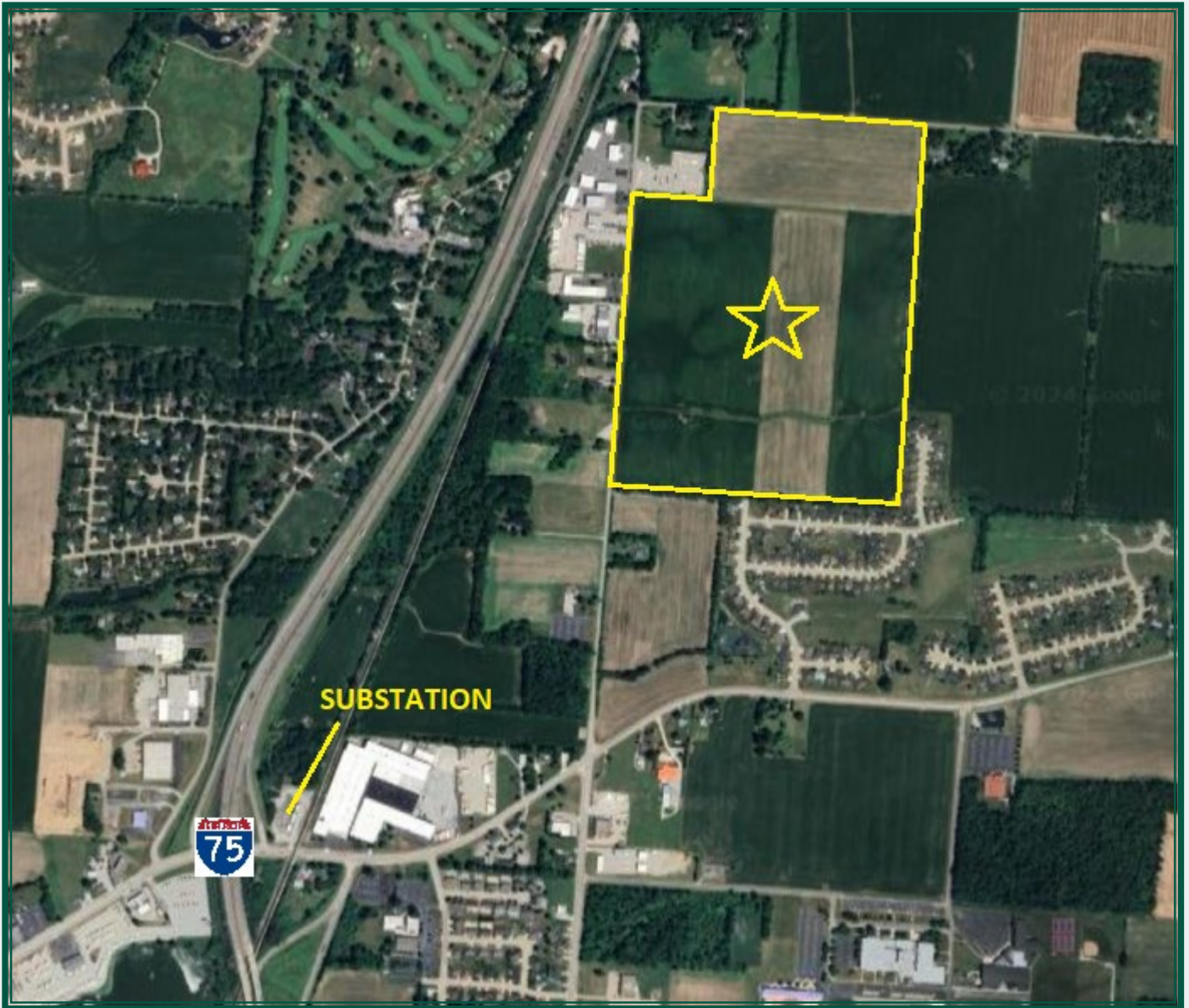
### **Property Features**

- ~119.17 Acres
- Less than 1 mile from I-75
- Annexed and Zoned IL—Light Industry
- Close to Expandable Sub-Station
- Extensive road frontage
- Tax Incentives Available
- Conveniently located in the Midwest's fastest growing logistics region

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All information regarding subject property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to error, omission, change of condition, prior sale, lease, financing or withdrawal from the market without notice.



**Less than 1 mile to I-75 and the Piqua Power substation**

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**\*Approximate one-day drive time**



**This property is located in Western Ohio within the City of Piqua, located directly on I-75 just 20 miles from I-70. This regional corridor has seen intense growth in warehouse and logistics services over the past few years. Approximately 168,000,000 people live within a one-day drive from this property. The region benefits from relatively low acquisition and construction costs. The region also offers a workforce well-suited for a wide range of industrial needs. Another benefit at this site include a municipal power supplier, Piqua Power, which maintains an expandable substation less than a mile away. With CRA's in place for a new user, and Jobs Ohio supporting development, this site is an excellent choice for any industrial project.**



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## Features

### Piqua Power

- City of Piqua Power consistently rates “Excellent” in reliability according to the American Public Power Association.
- Expandable substation in close proximity. Piqua Power is ready to discuss any expansion requirements you might have.
- Piqua Power currently utilizes two solar field developments that provide carbon-free generation.

### Incentives

- Tax abatements available. Inquire with the City of Piqua for details.
- JobsOhio partners with state, regional, local, county, and others to offer customized incentive packages with performance-based eligibility metrics.

### Location

- This property is located less than 1 mile from I-75, in Piqua, Miami County, OH.
- Piqua is northern suburb of Dayton, and is a mere 20 miles from I-70, the Crossroads of America.
- It is estimated that 168,000,000 people live within a one-day truck route of the subject property.
- The region boasts a wide range of workforce capabilities.



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