

COMPLETION EARLY 2027 WAREHOUSE FACILITY - SHERRY INDUSTRIAL PARK

345 HOMER DRIVE SITE A
PIQUA, OHIO 45356



*Rendering

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 Sprinkler System
- ✓ Piqua Power - Low Rates
- ✓ 15 Year Tax Abatement



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PIQUA, OHIO 45356



Lease Rate: \$7.00 SF/YR

Location Information

| | |
|--------------------|-----------------|
| Street Address | 345 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

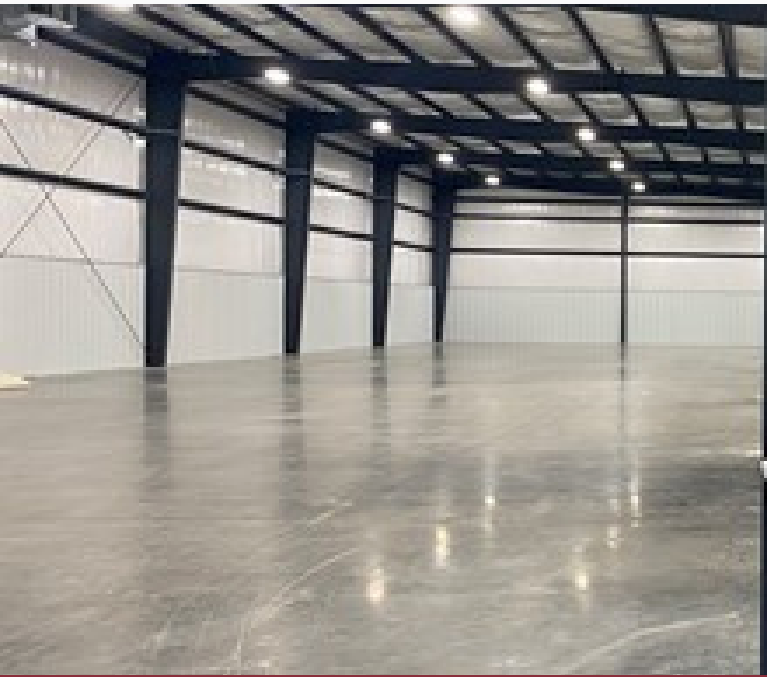
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