

# INDUSTRIAL/ WAREHOUSE/OFFICE FACILITY

750 S. MAIN STREET  
PIQUA, OH 45356



## Property Highlights:

**Lease Rate:** \$2.00 - \$4.00 NNN SF/Year

**Square Feet:** 500,000 SF - (Divisible)

**Acreage:** 10.55 Acres

**Clear Height:** 11' - 22'

**Drive-In Doors:** 20' x 12'

12' x 12'

12' x 14'

**Docks:** Two - Expandable to 6

- ✓ Offices - Manufacturing - Warehouse
- ✓ US-25 Major Piqua Artery
- ✓ 3 Minutes to I-75
- ✓ Up to 22' Clear Height
- ✓ Abundant Parking



### Tim Echemann

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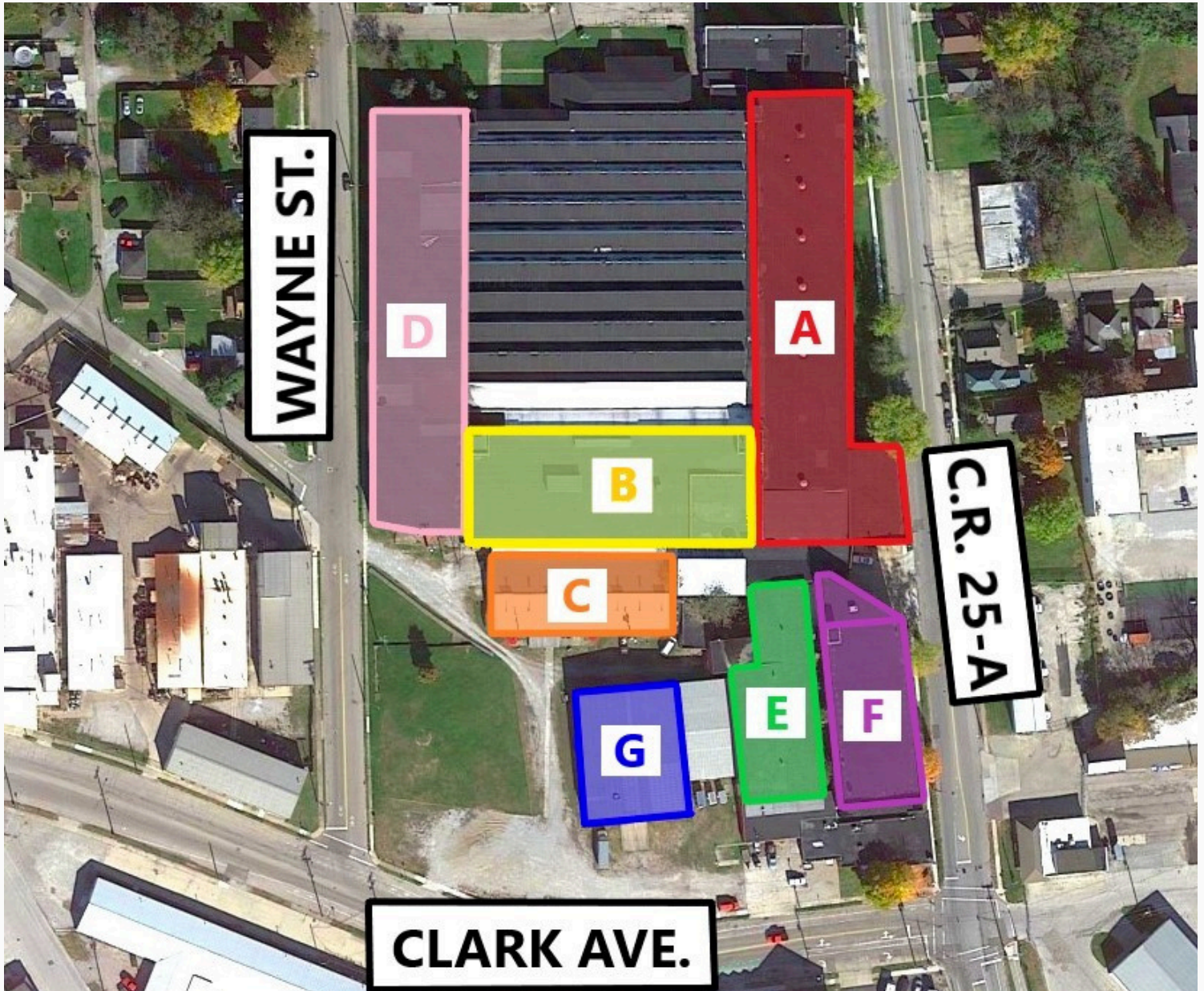
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Parcel Number: N44-012540, N44-012544, N44-012550, N44-101506, & N44-101508

Zoning: T-FX; Traditional Flex Mixed Use



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## Section A - First Floor

**Square Footage:** 5,000 SF - 15,000 SF

**Clear Height:** 11'

**Drive-In Doors:** One - 20' x 12'

One - 12' x 12'

One - 12' x 14'

**Lighting:** T-8

## Section A - Second Floor

**Square Footage:** 13,575 SF

**Clear Height:** 12'

**Lighting:** T-8

**Freight Elevator:** Yes



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## Section B - First Floor

**Square Footage:** 1,000 SF - 10,000 SF

**Clear Height:** 11'

**Drive-In Doors:** One - 20' x 12'

One - 12' x 12'

One - 12' x 14'

**Lighting:** Metal Halide

## Section B - Second Floor

**Square Footage:** 21,000 SF

**Clear Height:** 12'

**Freight Elevator:** Yes

**Lighting:** T-8



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## Section C



**Square Footage:** 5,000 - 15,000 SF

**Clear Height:** 22'

**Lighting:** Metal Halide

### Drive-In Doors:

One - 20' x 12'

One - 12' x 12'

One - 12' x 14'



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## Section D - First Floor

**Square Footage:** 29,250 SF

**Clear Height:** 11'

**Drive-In Doors:** One - 20' x 12'

One - 12' x 12'

One - 12' x 14'

**Lighting:** T-8

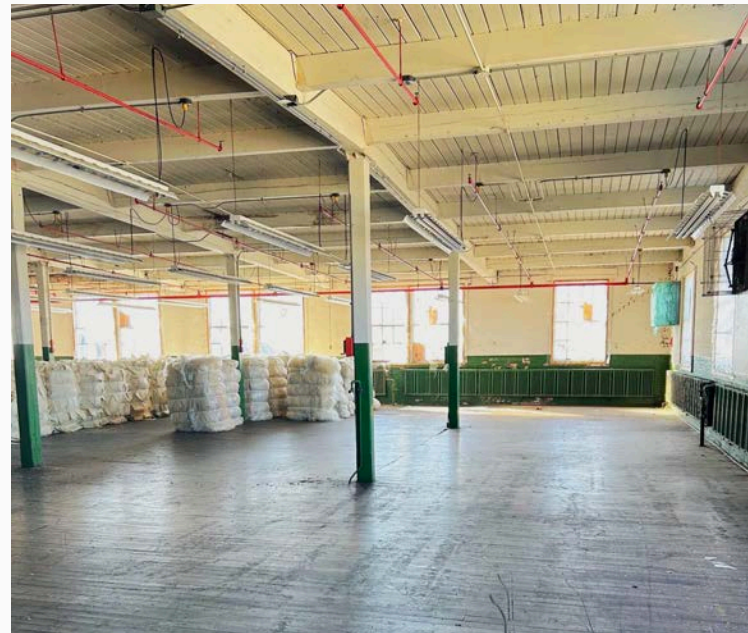
## Section D - Second Floor

**Square Footage:** 29,250 SF

**Clear Height:** 12'

**Freight Elevator:** Yes

**Lighting:** T-8



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## Section E - First Floor



**Square Footage:** 11,900 SF

**Clear Height:** 12'

**Lighting:** T-8

**Drive-In Doors:**  
**Three Total**

One - 20' x 12'

One - 12' x 12'

One - 12' x 14'



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## Section F - Third Floor

**Square Footage:** 9,310 SF

**Clear Height:** 12'

**Freight Elevator**

**Lighting:** T-8

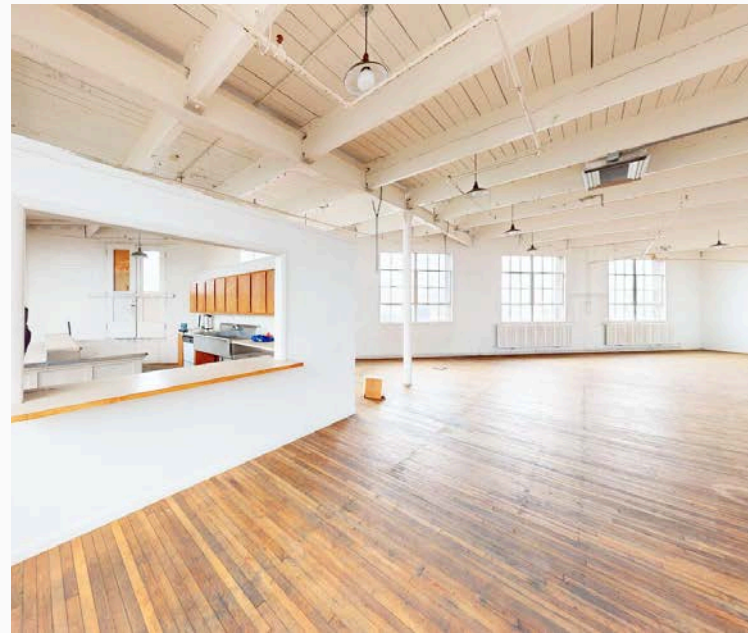
## Section F - Third Floor

**Square Footage:** 1,662 SF

**Clear Height:** 12'

**Freight Elevator:** Yes

**Lighting:** T-8



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## Section G - First Floor



**Square Footage:** 7,396 SF

**Clear Height:** 14' - 20'

**Lighting:** T-8

**Drive-In Doors:**  
**Three Total**

One - 20' x 12'

One - 12' x 12'

One - 12' x 14'



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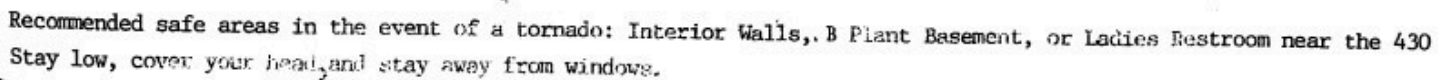
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