



FOR SALE OR LEASE

115 Staunton St

Piqua, OH 45356

Price Reduction! Office/Mixed Use

5,800 SF



P: 937.492.4423

E: techemann@ipbindustrial.com or conrad@ipbindustrial.com

FOR SALE OR LEASE

OFFICE/MIXED USE FACILITY

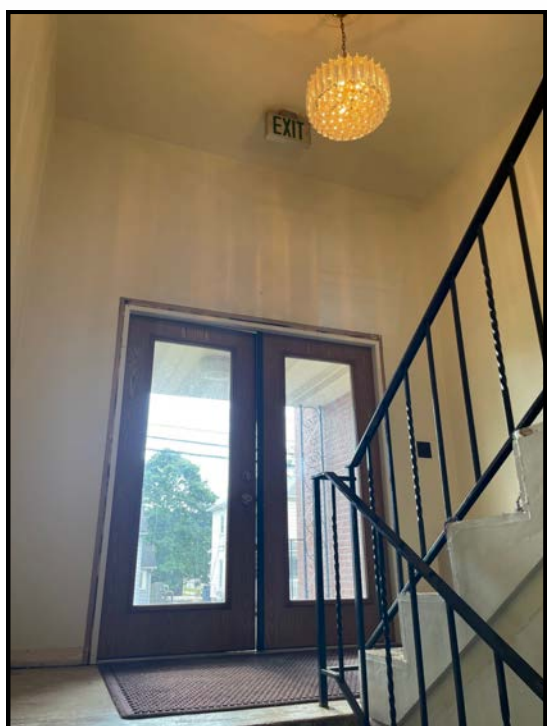
Piqua, OH - 5,800 SF

Sale Price: \$250,000

Lease Rate: \$6.00 NNN SF/YR



Building Specifications



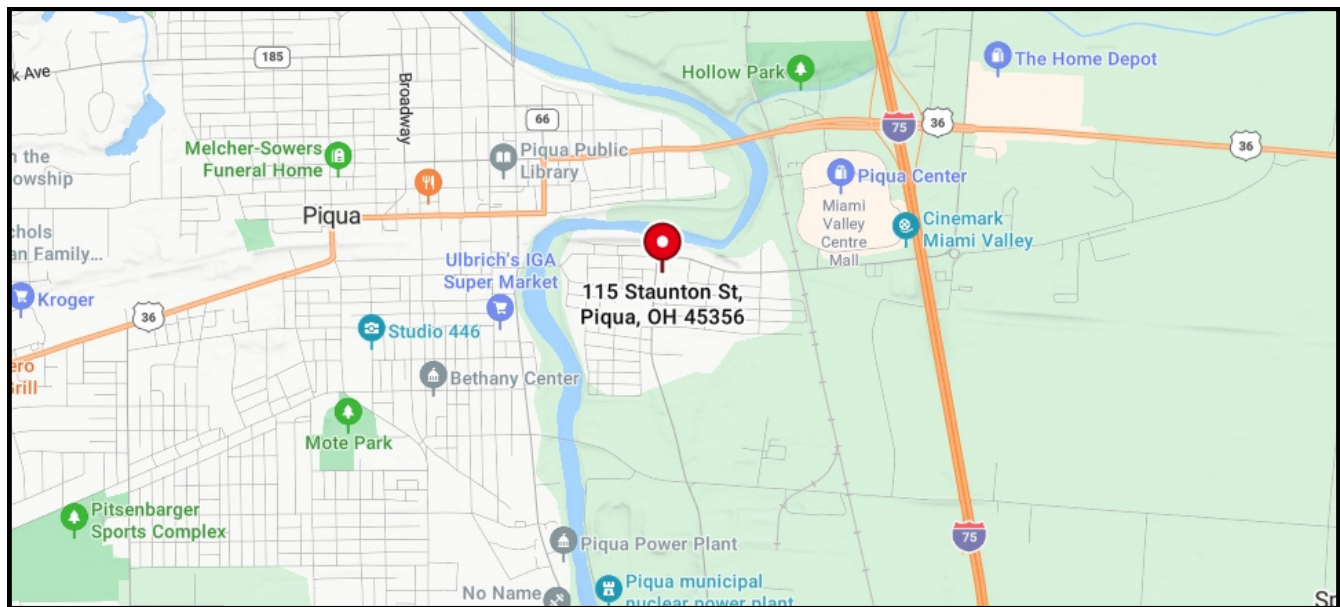
Square Footage	5,800 SF
Acreage	0.7 AC
Built/Remodeled	1967/2024
Clear Height	15'
Construction Type	Brick
Parking Spaces	60 Spaces
Restrooms	Three
Restrooms	Three
Lighting	Fluorescent
Zoning	T-FX; Traditional Flex Use
HVAC	Boiler
Handicap Accessible	Yes
Asphalt Storage Lot	Yes
Roof	New
Parcel Number	N44250515



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

Location Information



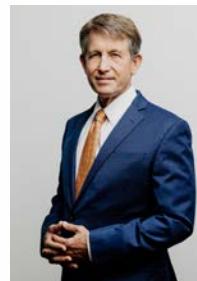
Demographics

Population

Piqua	20,354
Miami County	108,774

Income

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



Tim Echemann

P: 937.492.4423

C: 937.658.4403

techemann@ipbindustrial.com



Conrad Echemann

P: 937.492.4423

C: 937.658.4282

conrad@ipbindustrial.com