

# INDUSTRIAL/WAREHOUSE FACILITY

210 STAUNTON STREET, PIQUA, OHIO 45356

## INVESTMENT OPPORTUNITY!



### Property Highlights:

Square Feet: 20,250 SF

Sale Price: \$360,000

Dock: 1 - Outside w/ Leveler

Drive-In Doors: 3

- ✓ Fully Leased
- ✓ Large Outside Storage
- ✓ New Offices
- ✓ Two Tenant Spaces
- ✓ Cap Rate: 9.7%



### Tim Echemann

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**Land:** .97 Acres

**Warehouse SF:** 11,300 SF

**Office SF:** 2,200 SF

**1st Floor SF:** 13,500 SF

**2nd Floor SF:** 6,750 SF

**Clear Height:** 11' - 14'

**Construction Type:** Block

**Lighting:** LED

**Parking Spaces:** 30

**Power:** 240 Volt; 400 Amps; III Phase

**Column Spacing:** Clear Span

**Utilities:** City Water, Sewer, & Natural Gas

**HVAC Plant:** Forced Air Gas/Infrared

**Restrooms:** Three

**Zoning:** T-FX - Traditional Flex

**Floor Thickness:** 6"

**Parcel Number:** N44-099144

**Annual Taxes:** \$1,195.28

**Expandable Land:** Yes

**Outside Storage:** Yes

**Drive-In Doors:** Three

- 14' x 10'
- 11' x 13'
- 12' x 14'



Scan for more info



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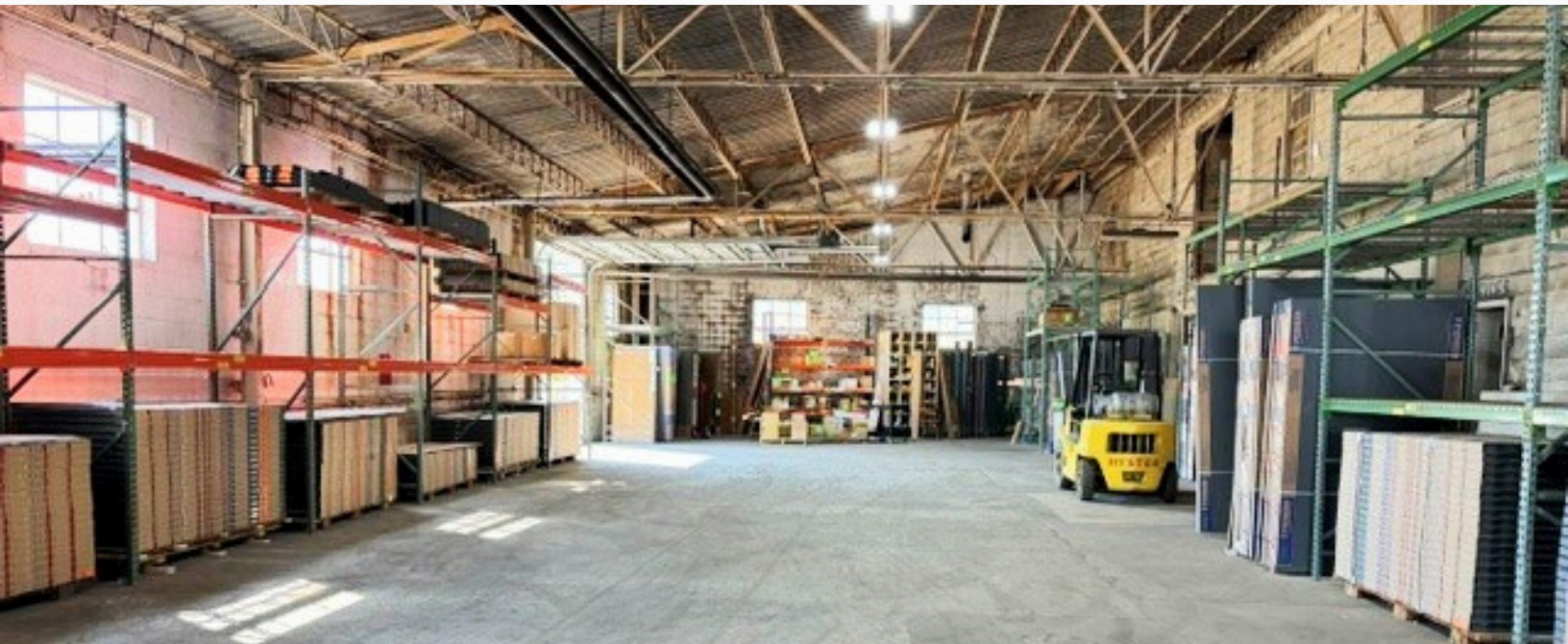
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