

COMPLETION LATE 2026 WAREHOUSE FACILITY - SHERRY INDUSTRIAL PARK

FOX DRIVE SITE A & B
PIQUA, OHIO 45356



*Rendering

Property Highlights:

Available: 10,560 SF

Clear Height: 18'

Lease Rate: \$7.50 NNN
SF/YR

- ✓ Industrial Park Location
- ✓ 2 Minutes to I-75, Exit 78
- ✓ I2; Heavy Industrial
- ✓ Piqua Power - Low Rates
- ✓ 15 Year Tax Abatement



Tim Echemann

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Lease Rate: \$7.50 SF/YR

Location Information

Street Address Fox Drive
City, State, Zip Piqua, OH 45356
County Miami
Side of the Street South
Nearest Highway I-75
Nearest Airport Dayton

Building Information

Building Size 10,560 SF
Ceiling Height 18'
Number of Floors 1
Year Built 2026
Under Construction Yes
Roof Condition Great
Free Standing Yes
Construction Type Wood
Multiple Entrances Yes
Drive-In Door One; 14' x 14'
Dock One; 8' x 9'
Floor Thickness 6"
Lighting LED High Bay Lighting

Property Information

Property Type Warehouse
Property Subtype Industrial
Zoning I2; Heavy Industrial
Lot Frontage 100'
Power 277/480 Volt; 400 Amps; 3ph
Rail Access No

Parking & Transportation

Parking Type Asphalt

Utilities Amenities

Sprinkled No
Warehouse Heat Yes



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PRELIMINARY DESIGN WAREHOUSE FACILITY - SHERRY INDUSTRIAL PARK

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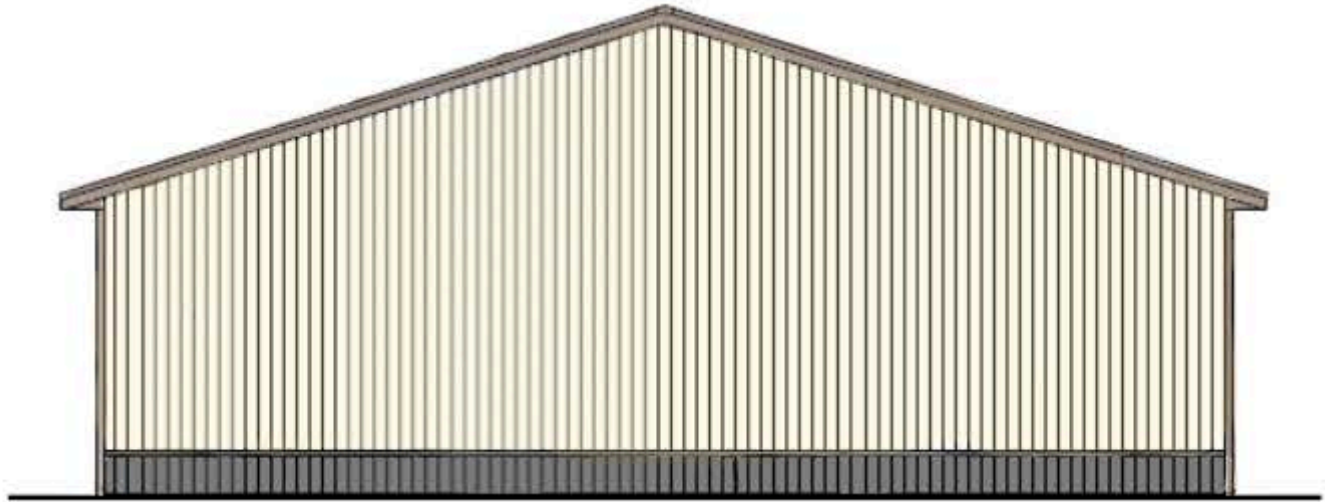
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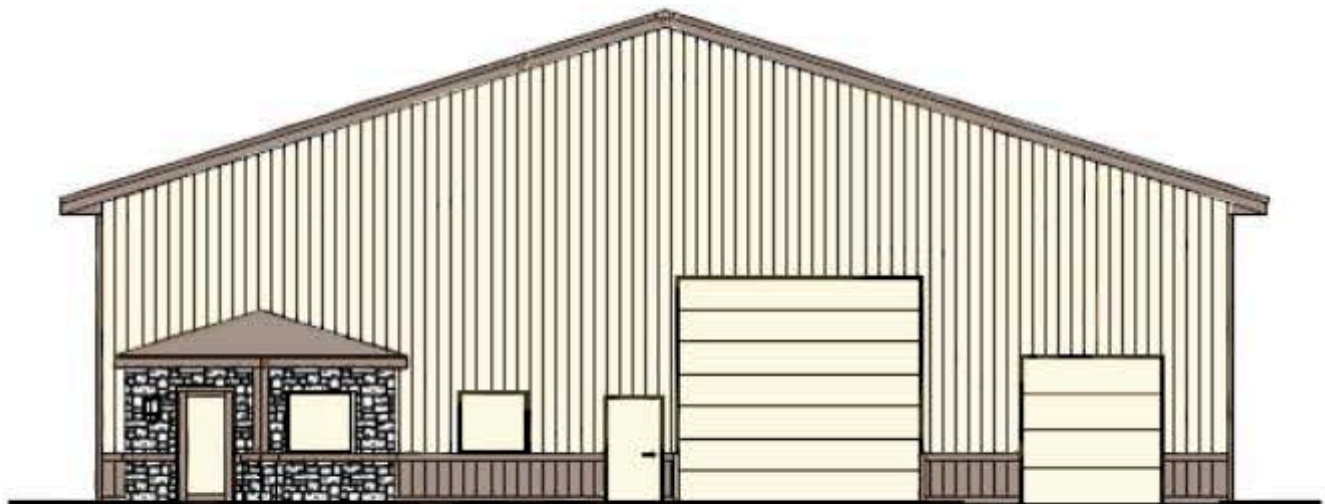
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SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



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