



FOR LEASE

111 N. Roosevelt Ave
Piqua, OH 45356
Warehouse Facility
1,600 SF



P: 937.492.4423 E: techemann@ipbindustrial.com or conrad@ipbindustrial.com

FOR LEASE

WAREHOUSE FACILITY

Piqua, OH - 1,600 SF



Lease Rate: \$1,500/Month

Building Specifications

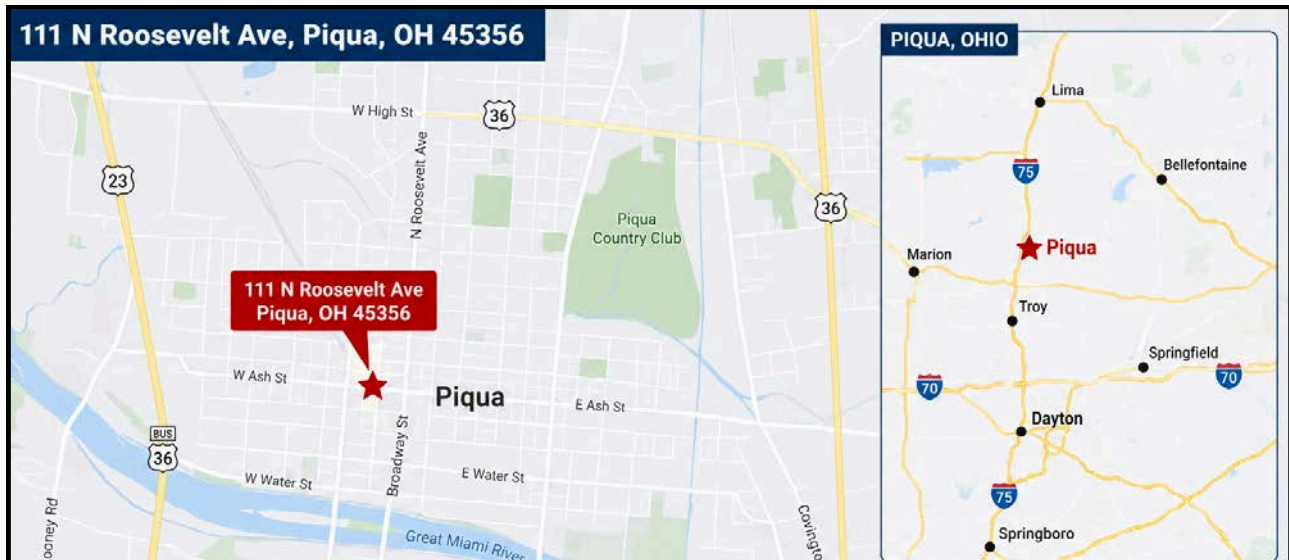
Warehouse SF	1,600 SF
Building Dimensions	38' x 42'
Metal Lined Interior	Yes
Lighting	LED High Bay
Roof Condition	2 Years Old
Zoning	T-GX; Traditional General Mixed Use
Power	50 Amp Outlet
Drive-In Doors	Three; 12' High
Heated and Insulated	Yes
Restrooms	None
New Metal Exterior	Yes
Parking	Street/Alley



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

Building Location



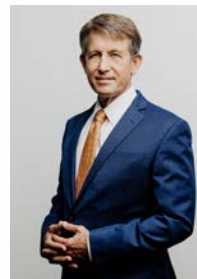
Demographics

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