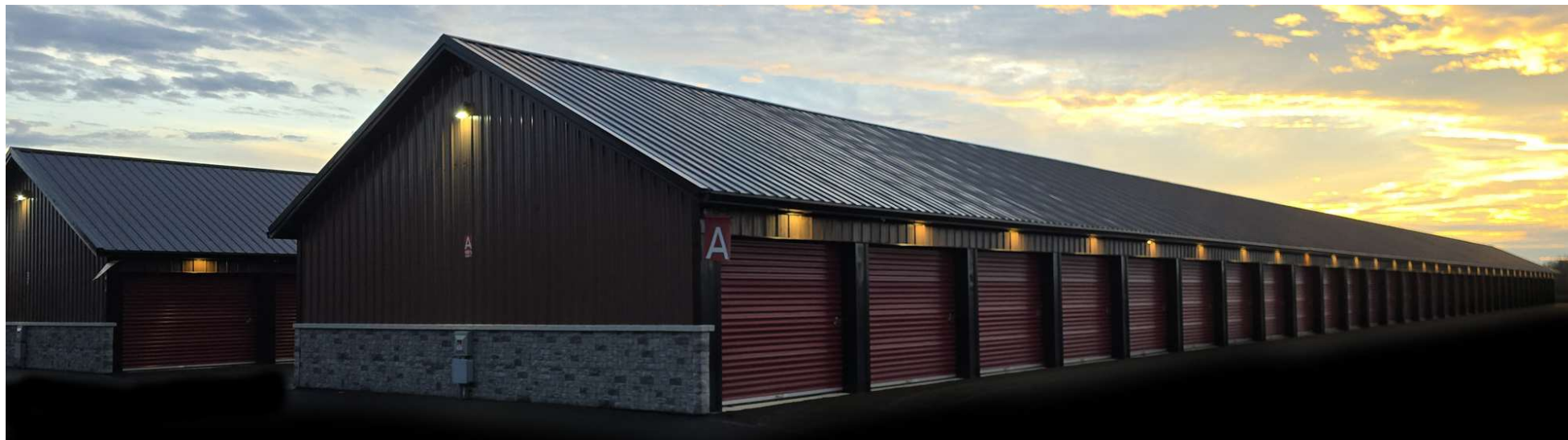


For Sale

32,568 SF | \$3,900,000

Special Purpose Space



## Piqua North

1627 Scarbrough Drive  
Piqua, Ohio 45356

### Property Highlights

- Brand New Facility completed in 2024
- 15 Year tax abatement in place!
- 3 Buildings completed
- Plans for up to 7 more
- Ample room for outdoor storage
- Easy access from Interstate 75
- Across the street from Camping World

### Offering Summary

Sale Price:	\$3,900,000
Building Size:	32,568 SF
Lot Size:	7.49 Acres

### For More Information

#### Scott Kaster

O: 937 673 4366  
scott@bergman-group.com | OH #SAL.2009000788

#### Mike Palmer

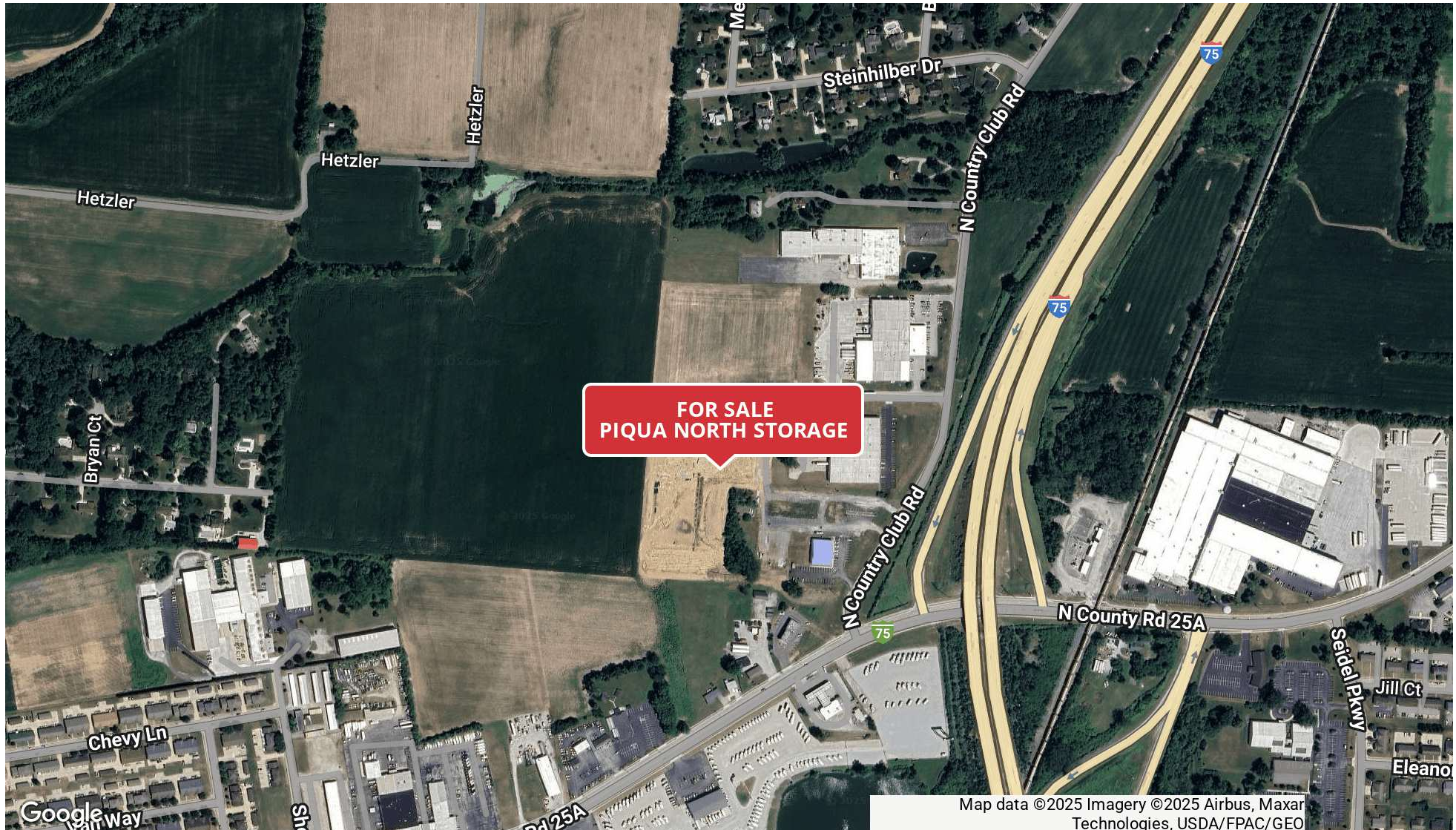
O: 937 416 9342  
mpalmer@irongaterealtors.com



For Sale

32,568 SF | \$3,900,000

Special Purpose Space







For Sale

32,568 SF | \$3,900,000

Special Purpose Space



For Sale

32,568 SF | \$3,900,000

Special Purpose Space

Population	1 Mile	3 Miles	5 Miles
Total Population	1,329	21,058	25,876
Average Age	43	41	41
Average Age (Male)	40	40	40
Average Age (Female)	45	42	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	563	8,777	10,747
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$73,594	\$69,904	\$71,895
Average House Value	\$359,398	\$194,181	\$208,055

Demographics data derived from AlphaMap

