

INDUSTRIAL WAREHOUSE FACILITY



4317 W. U.S. 36
PIQUA, OHIO 45356



Property Highlights:

Lease: \$3.20 - \$5.00 NNN SF/Year

Square Footage: 5,800 - 50,000 SF

Drive-In Doors: One - 10' x 10'

Docks: Three w/ levelers

- ✓ Divisible
- ✓ 3,600 Amps. of Power
- ✓ 3.28 Acres of Outside Storage
- ✓ Partially Air-Conditioned WHS



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Land: 5.385 Acres

Warehouse SF: 44,000 SF

Office SF: 6,000 SF

Clear Height: 12' - 15'

Power: 240 Volts

3,600 Amps

III Phase

Floor Thickness: 6"

Utilities: City Water, Sewer

Lighting: LED Lighting

Parking Spaces: Approximately 135 Spaces

Outside Storage: Yes

Expandable Land: Yes

Zoning: I2; Heavy Industrial District

Parcel Number: N44-078778

Annual Taxes: \$11,085.12



Scan for more info



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