



OFFICE/WAREHOUSE FACILITY

125 Bridge Street
Piqua, Ohio 45356

Available:
10,600 SF/DIVISIBLE

For Sale or Lease:
\$345,000

\$4.00 NNN SF/Year
(6,850 SF - Warehouse)

\$6.00 NNN SF/Year
(3,750 SF - Office)



Land:	1.77 Acres	Power:	480 Volts 1200 Amps III Phase
Square Footage:	10,600 SF	Year Built:	1970 - 1995
Low Bay:	2,450 SF (70' x 35')	Floor Thickness:	6"
High Bay:	4,400 SF (110' x 40')	Roof:	Metal in Excellent Condition
Office SF:	3,750 SF (75' x 50')	Utilities:	City Water & Sewer
Clear Height:	14' Clear - Dock Bay 37' Clear - High Bay	Restrooms:	Three
Drive-In Doors:	One	HVAC Plant:	Forced Air Gas
Docks:	Four	Lighting:	T-5
Highlights:		Parking Spaces:	50
• First Class Modern Offices		Outside Storage:	Yes
• Huge Gravel Lot		Expandable Land:	Yes
• Heavy Power		Zoning:	Industrial
• 4,400 SF Crane Bay (37' Clear Height)		Parcel Number:	N44-052200 and N44-052214
• Four Docks		Annual Taxes:	\$3,665.64
• Large Concrete Apron			

For information, contact:

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