



Ruso Business Center

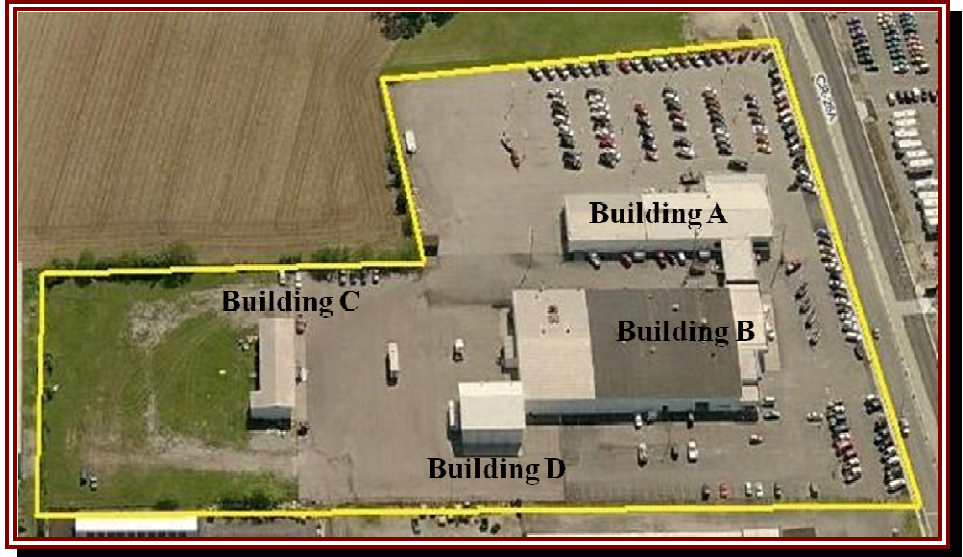
8620 N. C.R. 25-A
Piqua, Ohio 45356

**Available SF:
53,120**

For Lease:

- Building A \$4.00 NNN SF/Year**
- Building B \$2.25 NNN SF/Year**
- Building C \$2.50 Gross SF/Year**
- Building D \$2.75 Gross SF/Year**

***See separate brochures for each building**



Land:	9.5 Acres	Parcel Number:	N44-073740, N44-073750, N44-073760, N44-073775, and N44-073865
Square Footage:	53,120 SF	Annual Taxes:	\$17,015.98
Building A SF (Showroom):	13,820 SF	Year Built:	1964, 1968 & 1994
Building B SF (Auto/Truck Repair & Body):	32,700 SF		
Building C SF (Car Wash):	3,300 SF 7 Bays W/Equipment		
Building D SF (Truck Repair):	3,300 SF		
Zoning:	I-1; Light Industrial		

Highlights:

- New Four Lane Highway 2009
- Investment Real Estate Opportunity
- One Minute Access to Exit 83 on I-75

For information, contact:

Tim Echemann, SIOR, CCIM

937.492.4423

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www.industrialproperty.biz



Showroom Facility

8620 N. C.R. 25-A
Piqua, Ohio 45356

**Available SF:
13,820**

**For Lease:
\$4.00 NNN SF/Year**



Land: 1.538 Acres

Year Built: 1994

Square Footage: 13,820 SF

Showroom Dimensions: 210' x 80'

Clear Height: 9' x 13'

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

Power: Approximately 220 Volts,
1,000 Amps.

Restrooms: Mens & Womens

Flooring: Tile Floors

Utilities: City Water & Sewer

HVAC: A/C & Gas Heat

Ceiling: Dropped Ceiling

Lighting: Fluorescent

Zoning: I-1; Light Industrial

Highlights:

- New Four Lane Highway 2009
- One Minute Access from Exit 83 on I-75
- Well Designed Showroom
- Large Paved/Lighted Parking Lot
- Excellent Overhead Door Access

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Fully Equipped Auto/Truck Repair & Body Facility

8620 N. C.R. 25-A
Piqua, Ohio 45356

Available SF:
32,700

For Lease:
\$2.25 NNN SF/Year



Land: 6 Acres Year Built: 1964, 1968

Square Footage: 32,700 SF

Auto Body/
Repair SF: 11,750 SF

Showroom SF: 2,575 SF

Office SF: 5,600 SF

Showroom
Dimensions: 250' x 140'

Clear Height: 12' x 17'

Drive-In Doors: Three
10' x 12', 20' x 12' &
14' x 10'

Lighting: Fluorescent

Utilities: City Water & Sewer

HVAC: Infrared Gas Heat &
Forced Air Gas

Power: Approximately 220
Volts, 1,000 Amps

Zoning: I-1; Light Industrial

Highlights:

- New Four Lane Highway 2009
- One Minute Access to Exit 83 on I-75
- Auto/Truck Repair & Body Facility
- Paint Booth
- High Visibility from S.R. 25-A

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Car Wash Facility

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**Available SF:
3,300**

**For Lease:
\$2.50 Gross SF/Year**

Interior Shot



Year Built:	1994	Equipment Included:	Heater, High Pressure Sprayers & Softener
Land:	6 Acres	Highlights:	One Minute Access to Exit 83 on I-75
Square Footage:	3,300 SF		Professional Car Wash Equipment Installed
Car Wash Dimensions:	30' x 110'		Trench Drain
Clear Height:	13' x 14'		Paved Outside Storage
Drive-In Doors:	Seven - 10' x 10'		Operators for all Seven Doors
Floor:	Floor Drains		
Utilities:	City Water & Sewer		
HVAC:	Gas Heat		
Lighting:	Fluorescent		
Zoning:	I-1: Light Industrial		

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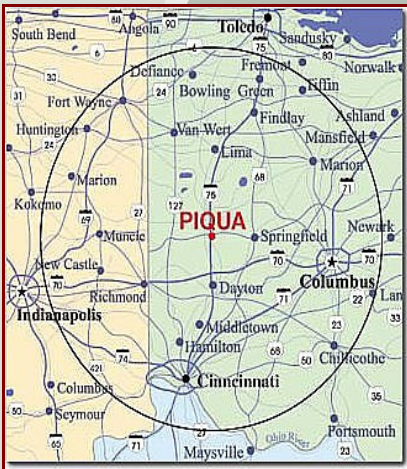


Truck Body Shop

8620 N. C.R. 25-A
Piqua, Ohio 45356

**Available:
3,300 SF**

**For Lease:
\$2.75 Gross SF/Year**



Land: 3 Acres (Hard Surface)

Square Footage: 3,300 SF

Auto Body/Repair SF: 55' x 60'

Clear Height: 17'

Drive-In Doors: Five – 12' x 14'

Lighting: Fluorescent

Utilities: City Water & Sewer

HVAC: Infrared Gas Heat & Forced Air Gas

Zoning: I-1; Light Industrial

Year Built: 1998

Highlights:

- New Four Lane Highway 2009
- One Minute Access to Exit 83 on I-75
- Auto/Truck Repair & Body Facility
- Paint Booth
- High Visibility from S.R. 25-A

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