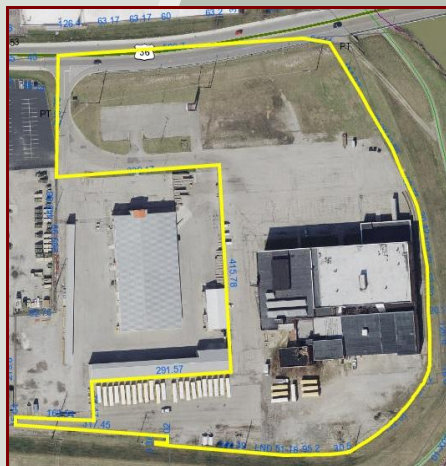




Available For Lease:
10,692 SF - Divisible
\$7.00 NNN SF/Year

Available For Sale:
200,000 SF
\$550,000
INCOME PRODUCING!



Office Space

719 E. Ash Street
Piqua, Ohio 45356



Square Footage: 10,692 SF

Office SF: 4,400 SF (First Floor)
 6,292 SF (Second Floor)

Power: 480 Volt
 3,000 Amps.
 III Phase

Utilities: City Water & Sewer
 Natural Gas

Highlights:

- S.R. 36 Frontage Lots
- Modern Offices
- Divisible
- 1 Minute I-75 Access

HVAC: Yes

Parking Spaces: 150 Spaces

Parcel Number: N44-095860

Annual Taxes: \$13,676.46

Location: Piqua, Ohio boasts one of the most convenient and affordable locations in the U.S. Located on I-75, just 20 miles north from its intersection with I-70, Piqua is an integral part of the Dayton Region.



For information, contact:

Tim Echemann, SIOR, CCIM

937.492.4423

techemann@IPBindustrial.com
www.IPBIndustrial.com



Available For Lease:
10,692 SF - Divisible
\$7.00 NNN SF/Year

Available For Sale:
200,000 SF
\$550,000
INCOME PRODUCING!



For information, contact:

Tim Echemann, SIOR, CCIM

937.492.4423

techemann@IPBindustrial.com

www.IPBindustrial.com

Office Space
719 E. Ash Street
Piqua, Ohio 45356



DISCLAIMER - ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL.