



**Available:
5,700 SF**

**For Lease:
\$4.85 Gross SF/Year**



For information, contact:

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PRICE REDUCED! **Commercial/Manufacturing Facility**

**421 Fox Drive
Piqua, Ohio 45356**

PRICE REDUCED!



Land:	1.34 Acres	Year Built:	1996
Square Footage:	5,700 SF	Floor Thickness:	6"
Warehouse SF:	5,100 SF	Roof:	Metal Roof
Office SF:	600 SF	Utilities:	City Water & Sewer
Clear Height:	12'	HVAC Plant:	Central Heating & Air Conditioning
Column Spacing:	Clear Span	Lighting:	Fluorescent
Drive-In Doors:	One – 14' x 10' One – 10' x 10'	Parking Spaces:	20 Spaces
Power:	300 Amp. III Phase	Expandable Land:	Yes
Highlights:		Zoning:	I-2; Heavy Industrial
• Fully Air Conditioned		Parcel Number:	N44-075907
• Remodeled Offices		Annual Taxes:	\$2,865.06
• III Phase Power			
• Industrial Park Location			
• 3 Minutes to I-75, Exit 78			