



Warehouse Facility

291 Fox Drive
Piqua, OH 45356

**Available:
5,000 SF**

**For Lease:
\$4.65 NNN SF/Year**



Land:	.5 Acres	Year Built:	1995
Square Footage:	5,000 SF	Floor Thickness:	6"
Warehouse SF:	4,300 SF	Roof:	Metal
Office SF:	700 SF	Utilities:	City Water, Sewer & Natural Gas
Building Dimensions:	125' x 40'	HVAC Plant:	Forced Air Gas
Clear Height:	11'	Lighting:	LED
Drive-In Doors:	One – 14' x 10'	Parking Spaces:	15
Power:	208 Volts 200 Amps III Phase	Outside Storage:	Yes
		Expandable Land:	Yes

Highlights:

- Aluminum Liner Panels
- III Phase Power
- Air Lines
- Corner Lot
- Industrial Park Location
- Close to I-75 Interchange

Zoning:	I2; Heavy Industrial District
Parcel Number:	N44-077184
Annual Taxes:	\$2,121.24

For information, contact:

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