

FOR SALE

1620 S. MAIN STREET

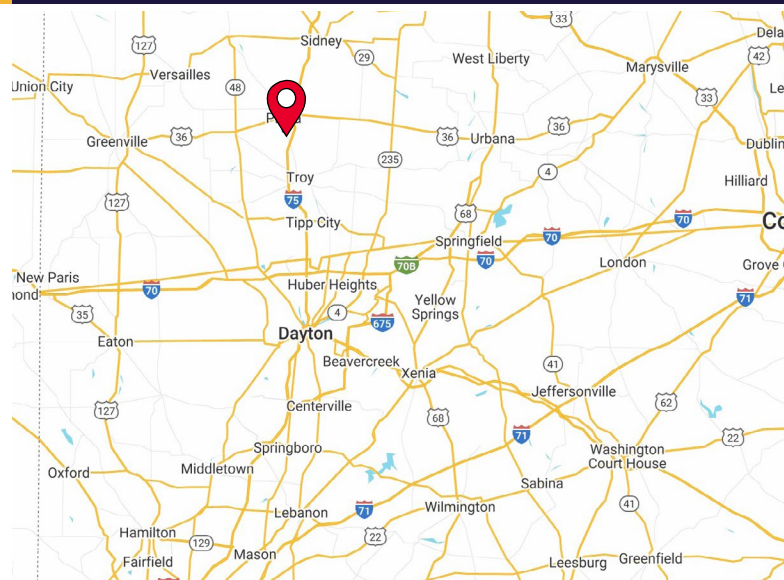
PIQUA, OH 45356



MANUFACTURING/WAREHOUSE

SALE PRICE: \$3,600,000 (\$33.82/SF)

- 106,440 SF Available
- 11,872 SF Office
- 90,068 SF Manufacturing/Warehouse
- ±4,500 SF Covered Storage
- 8.13 Acres
- (7) Dock Doors
- (2) Drive-in Doors
- Fully Air Conditioned



For more information, contact:

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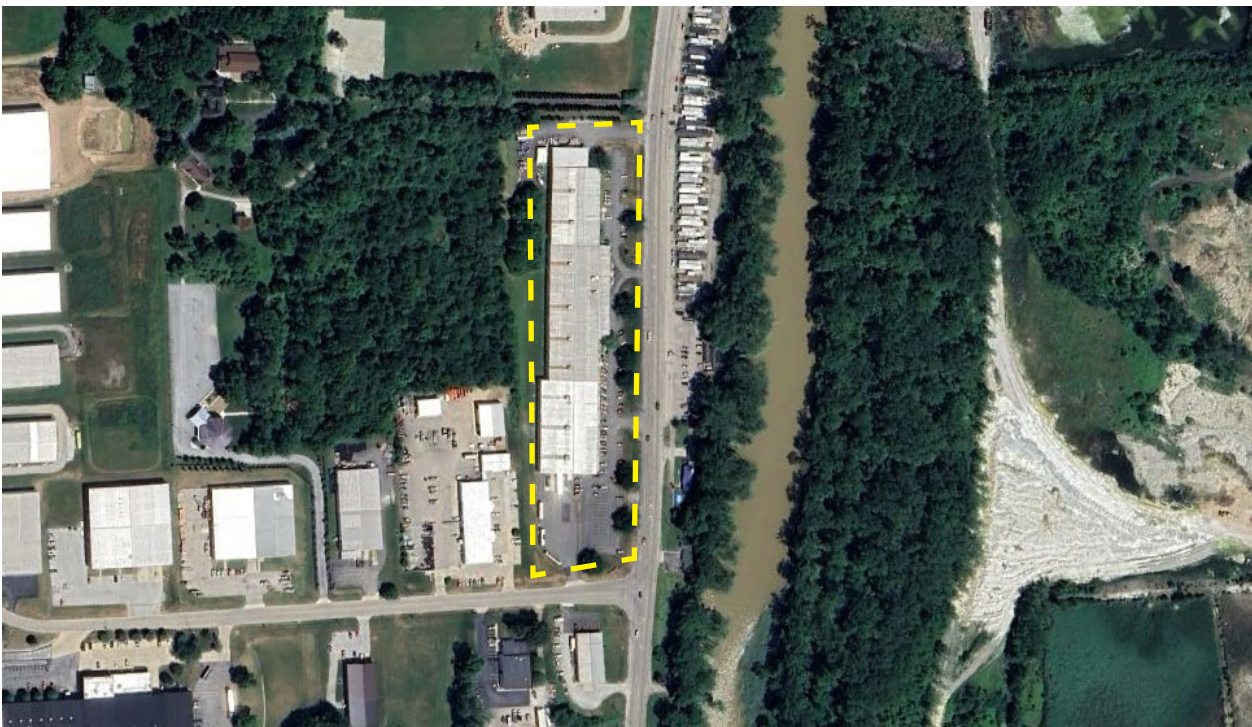
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JURISDICTION	Piqua	DOCK DOORS	(7) Dock Doors
AVAILABLE SIZE	106,440 SF	DRIVE-IN DOORS	(2) Drive-in Doors; 12'x12' & 12'x14'
OFFICE SIZE	11,872 SF	ELECTRIC	480V, 3-phase
WAREHOUSE SIZE	90,068 SF	HVAC	100%
COVERED STORAGE	4,500 SF	UTILITIES	
YEAR BUILT	1986, 1991, 1998	ELECTRIC	www.piquaoh.org
ACRES	8.13 Acres	GAS	www.piquaoh.org
ZONING	Piqua City - Industrial Heavy	WATER	www.piquaoh.org
PARKING	±170 Auto Spaces	SEWER	www.piquaoh.org
FIRE SUPPRESSION	100% Sprinkler	TELEPHONE	www.spectrum.com
ROOF	Pitched metal	DATA	www.spectrum.com
		REAL ESTATE TAXES	\$50,417.82 (2024)

AERIAL



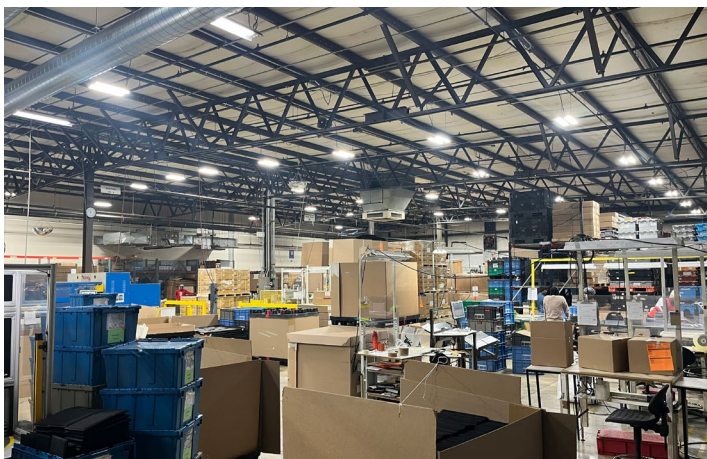
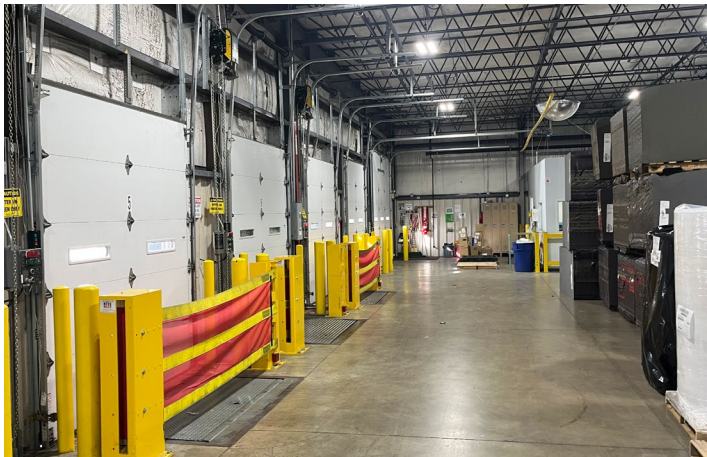
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PHOTOS



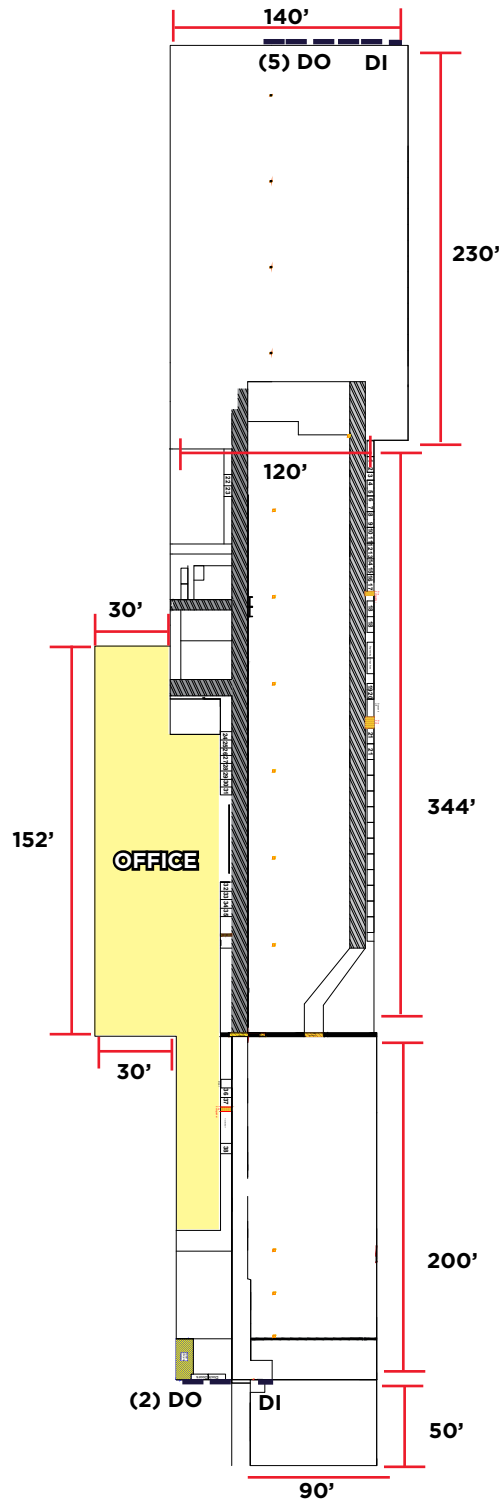
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FLOOR PLAN



ADDITION #2 (SOUTH)

YEAR BUILT	1997
TOTAL SF	32,200 SF
OFFICE SF	0 SF
WAREHOUSE SF	32,200 SF
WAREHOUSE DIMENSIONS	50' x 90'
COLUMN SPACING	50' x 80' 50' x 60'
CLEARANCE	13' - 17'

ADDITION #1 (CENTER)

YEAR BUILT	1991
TOTAL SF	45,740 SF
OFFICE SF	8,272 SF
WAREHOUSE SF	37,468 SF
WAREHOUSE DIMENSIONS	344' x 120'
COLUMN SPACING	50' x 60'
CLEARANCE	15' - 17'

ORIGINAL (NORTH)

YEAR BUILT	1988
TOTAL SF	24,000 SF
OFFICE SF	3,600 SF
WAREHOUSE SF	20,400 SF
WAREHOUSE DIMENSIONS	200' x 120'
COLUMN SPACING	50' x 60'
CLEARANCE	15' - 17'

COVERED STORAGE

TOTAL SF	4,500 SF
OFFICE SF	0 SF
WAREHOUSE SF	0 SF
WAREHOUSE DIMENSIONS	50' x 90'

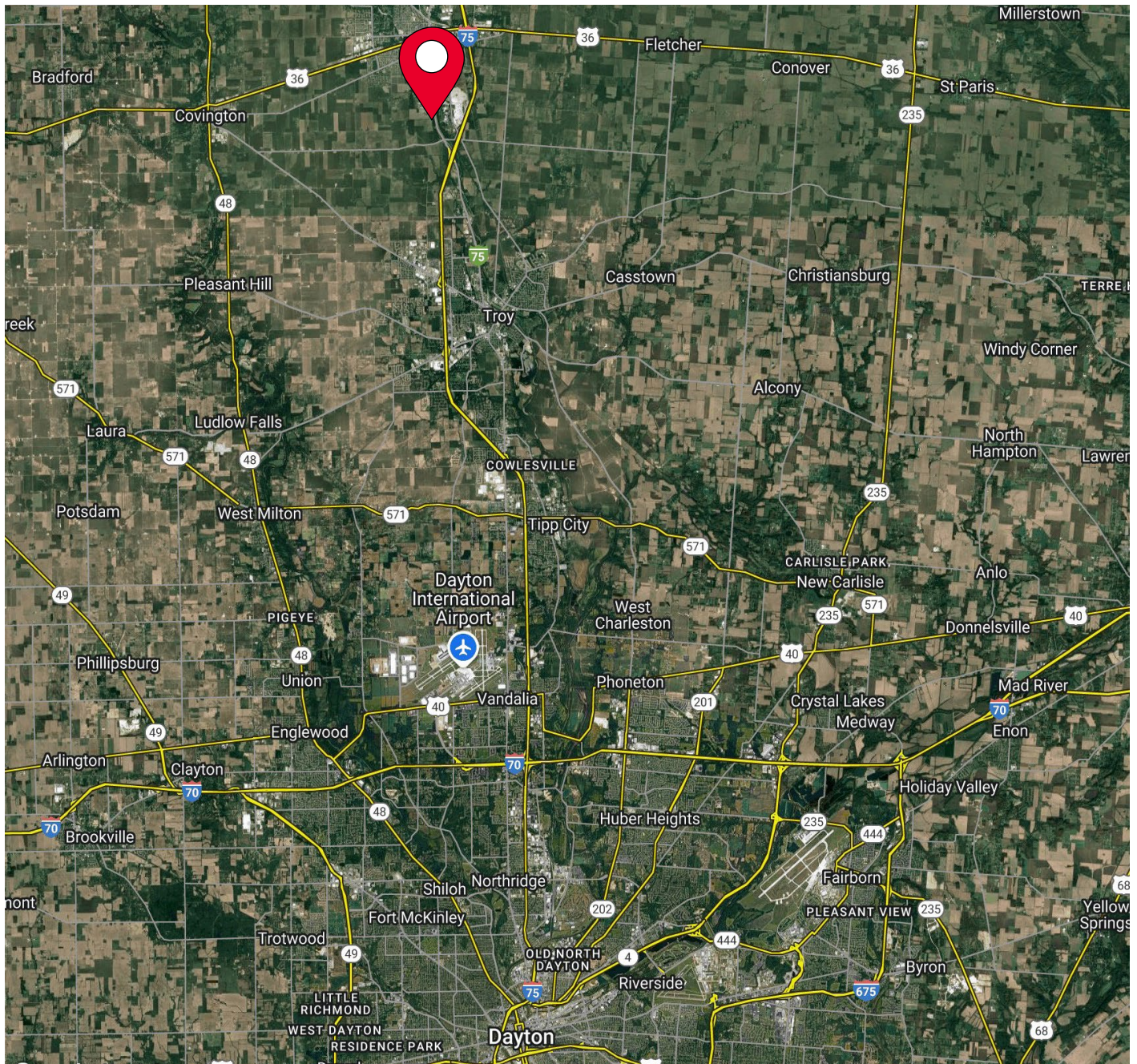
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AERIAL LOCATION



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