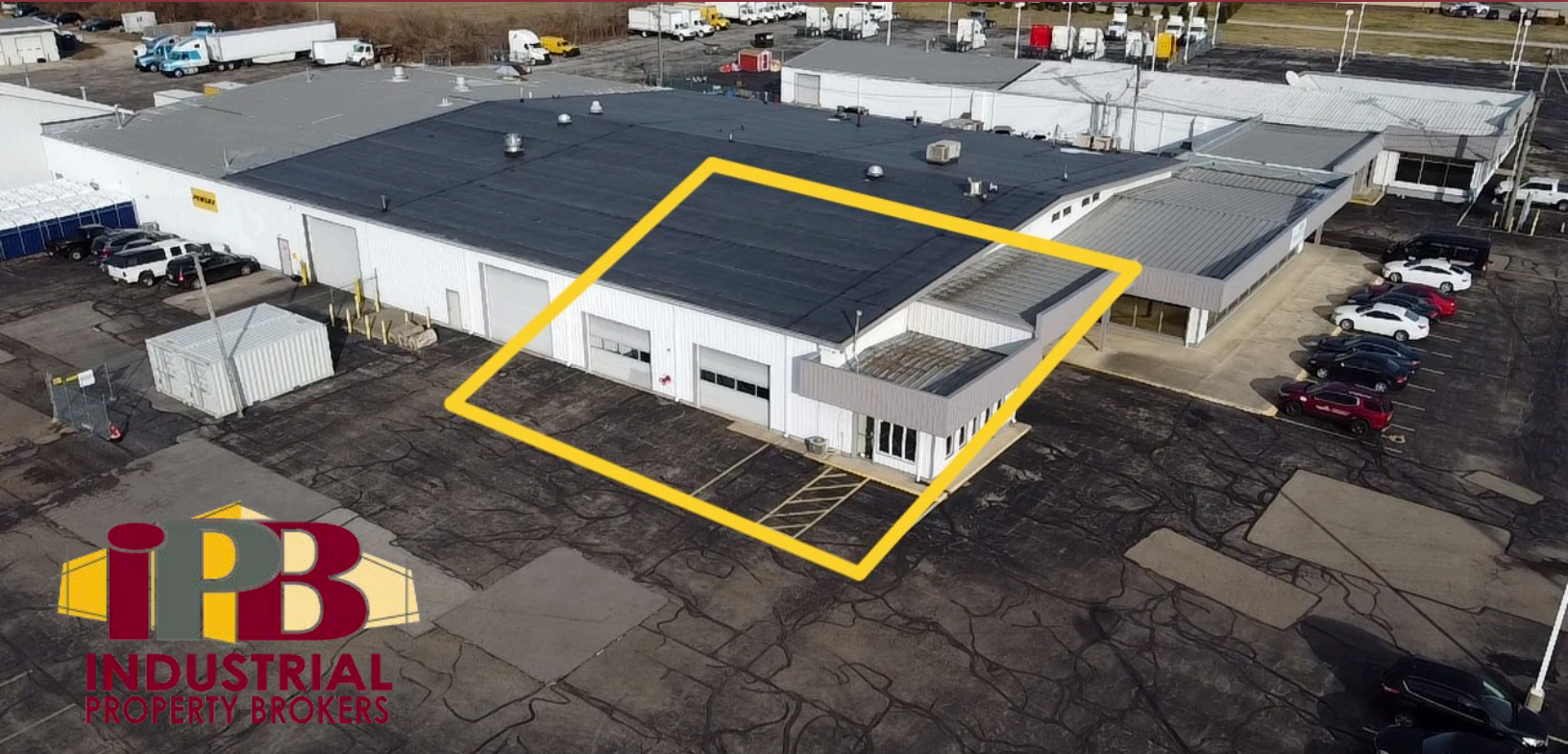


# COMMERCIAL FACILITY

8620 N CR 25-A  
PIQUA, OH 45356



## Property Highlights:

Square Feet: 3,500 SF

Lease Rate: \$9.00 Gross

- ✓ .5 Miles to I-75
- ✓ 25% Air Conditioned
- ✓ Great 25-A Frontage
- ✓ LED Lighting
- ✓ 3 Large Overhead Doors



### Tim Echemann

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PIQUA, OH 45356

**Lease Rate:** \$9.00 Gross

## Location Information

Street Address: 8620 N CR 25-A  
City, State, Zip: Piqua, OH 45356  
County: Miami  
Township: Washington  
Side of the Street: North  
Signal Intersection: No  
Road Typed: Paved  
Nearest Highway: I-75  
Nearest Airport: Dayton

## Building Information

Building Size: 3,500 SF  
Ceiling Height: 14'  
Office Space: 500 SF  
Number of Floors: 1  
Year Built: 1968  
Construction Status: Existing  
Roof Type: Metal  
Free Standing: Yes  
Construction Type: Block/Metal  
Drive-Ins: Two- 10'x12' & One- 20'x12'

## Property Information

Property Type: Industrial  
Property Subtype: Commercial  
Zoning: IL; Light Industrial  
Corner Property: No  
Traffic Count: 10,528 Cars/Day  
Traffic Count St: N CR 25-A  
Power: 240 Volts; 200 Amps; III Phase

## Parking & Transportation

Parking Type: Asphalt

## Utilities & Amenities

Sprinkler System: Yes  
Floor: Concrete 6" Thick  
HVAC System: Forced Air Gas  
Bathrooms: 2 Shared  
Lighting: LED  
Floor Drain: Yes

## Virtual Walkthrough

<https://my.matterport.com/show/?m=3s6aNAg4DN8>



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