

INDUSTRIAL FACILITIES

6665 N Spiker Rd
Piqua, OH 45356



Property Highlights:

Square Feet: 21,200 SF

Bldg. 1: 7,200 SF

Bldg. 2: 14,000 SF

Lease Rate: \$5.00 NNN SF/YR

Sale Price: \$685,000

Docks: Two - 9' x 10'

- ✓ Five - 10' x 12' Drive-In Doors
- ✓ 480 Volts; 800 Amps
- ✓ New Roofs 2022
- ✓ 6 Miles to I-75
- ✓ 14'-16' Clear Height



Tim Echemann

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Lease Rate: \$5.00 SF/YR

Location Information

Street Address	6665 N Spiker Rd
City, State, Zip	Piqua, OH 45356
County	Miami
Township	Washington
Side of the Street	Northeast
Signal Intersection	No
Road Typed	Paved
Nearest Highway	I-75
Nearest Airport	Dayton

Building Information

Building Sizes	7,200 & 14,000 SF
7,200 SF:	2022 New LED Lights, Insulation, & Heat
Ceiling Height	14'-16'
Office Space	2,500 SF
Number of Floors	1
Year Built	1967 & 1990
Construction Status	Existing
Condition	Good
Roof	New Shingles
Free Standing	Yes
Construction Type	Block & Metal
Floors	6" Concrete

Property Information

Property Type	Industrial
Property Subtype	Warehouse
Zoning	I-1; Light Industrial
Lot Size	3.06 Acres
Parcel #	M40-054300
Lot Frontage	355'
Corner Property	No
Traffic Count	5,784
Traffic Count St	SR-36
Power	120-480 V; 100-800 Amps
Rail Access	No

Parking & Transportation

Street Parking	No
Parking Type	Asphalt

Utilities & Amenities

Air Compressor w/ Lines	Yes
Shop Floor Drains	None
Office Central HVAC	Yes
Restrooms	3
Propane	Yes
Septic System	Yes

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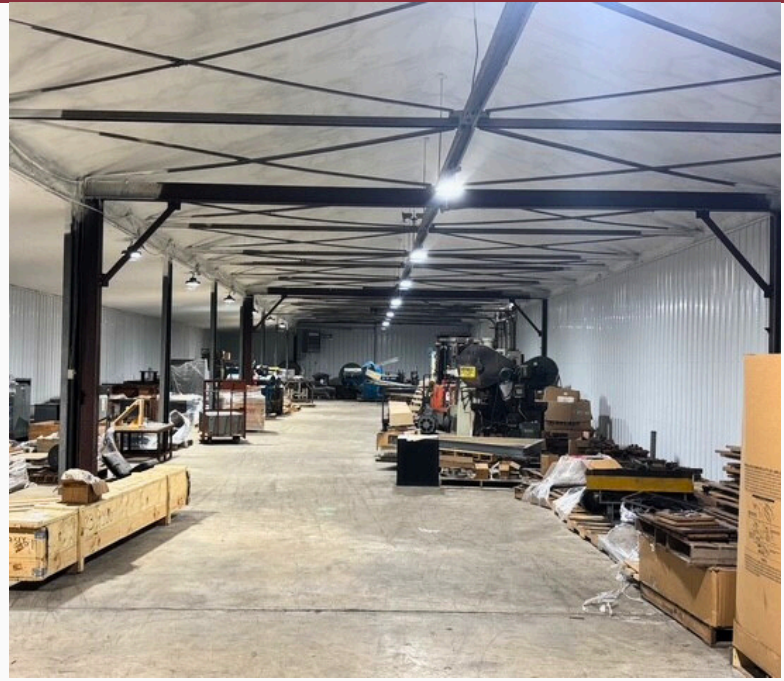
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