



FOR LEASE - EARLY 2027 COMPLETEION

345 Homer Dr - Site A

Piqua, OH 45356

Warehouse Facility

20,000 SF



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FOR LEASE

WAREHOUSE FACILITY

Piqua, OH - 20,000 SF



Lease Rate: \$7.00 NNN SF/YR

Building Specifications



Warehouse SF	19,000 SF
Office SF	1,000 SF
Completion	Early 2027
Construction Type	Metal
Clear Height	20'
Lighting	LED High Bay
Sprinkled	ESFR
Zoning	I2; Heavy Industrial
Power	480/277 Volts; 400 Amps; III Phase
Warehouse Heat	Yes
Drive-In Door	One; 12' x 14'
Docks	Two; 8' x 9'
Floor Thickness	6"
Office Cooling	Yes
15 Year Tax Abatement	Yes
Parking Spaces	Eleven



About Piqua

- Strategic location along Interstate 75 with easy access to major Midwest markets
- Strong regional workforce with manufacturing, logistics, and industrial experience
- Affordable commercial real estate and lower operating costs compared to larger metro areas

Demographics

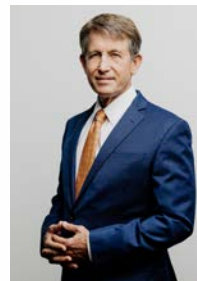
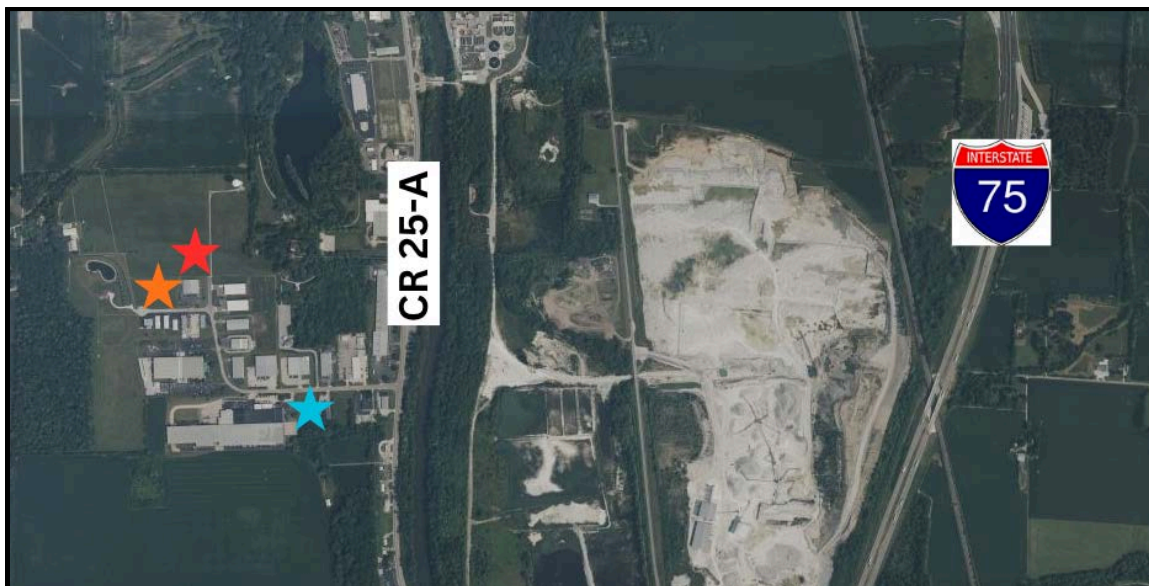
Population

Piqua	20,354
Miami County	108,774

Income

Average HH Income	\$72,500
Median HH Income	\$67,796

Location Information



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