



Warehouse Facility

1947 Covington Avenue
Piqua, Ohio 45356

Available:
76,074 SF (Divisible)

For Lease:
\$2.75 NNN SF/Year



Land:	6.797 Acres	Construction Type:	Masonry
Square Footage:	76,074 SF	Floor Thickness:	6" Cement
Building Dimensions:	364' x 209'	Roof:	Renovated in 2020
Clear Height:	17'	Utilities:	City Water & Sewer
Column Spacing:	40' x 33'	Restrooms:	Two
Drive-In Doors:	One – 10' x 10' One – 8' x 9' One – 24' x 9'	Lighting:	LED
Docks:	2 with Levelers	Parking Spaces:	755 Spaces
		Outside Storage:	Yes

Highlights:

- Renovated in 2020
- No City Income Tax
- High Traffic Display Lot
- New Lighting, Roof & Paint

Expandable Land:	Yes
Parcel Number:	M40-059770
Annual Taxes:	\$8,886.08
Traffic Count:	11,506/Day (2020) (Covington Ave. & Brentwood Ave. E.)

For information, contact:

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