

# WAREHOUSE/MANUFACTURING FACILITY

1401 INNOVATION PARKWAY  
PIQUA, OHIO 45356



## Property Highlights:

Square Feet: 71,180 SF

Lease Rate: \$5.95/SF NNN

Available: August 1st, 2025

- ✓ Clear Height: 23'
- ✓ Ten Dock Doors
- ✓ ESFR Sprinkler System
- ✓ 1 Minute To I-75



### Tim Echemann

Principal Broker

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### Conrad Echemann

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Land: 5.92 Acres

Warehouse SF: 65,000 SF

Office SF: 6,180 SF

Drive - In Doors: One 14' x 14'

Docks: 10

Roof: Metal

Power: 400 Amp 277/480 Volt 3 Phase

Utilities: All Utilities to Building

Year Built: 2003

Construction Type: Metal

Lighting: LED-Motion Censored

HVAC Plant: Forced Air Gas

Floor Thickness: 6" Concrete Floors

Restrooms: 3

Zoning: IH- Heavy Industrial

Parcel Number: N44-078564



Scan for more info



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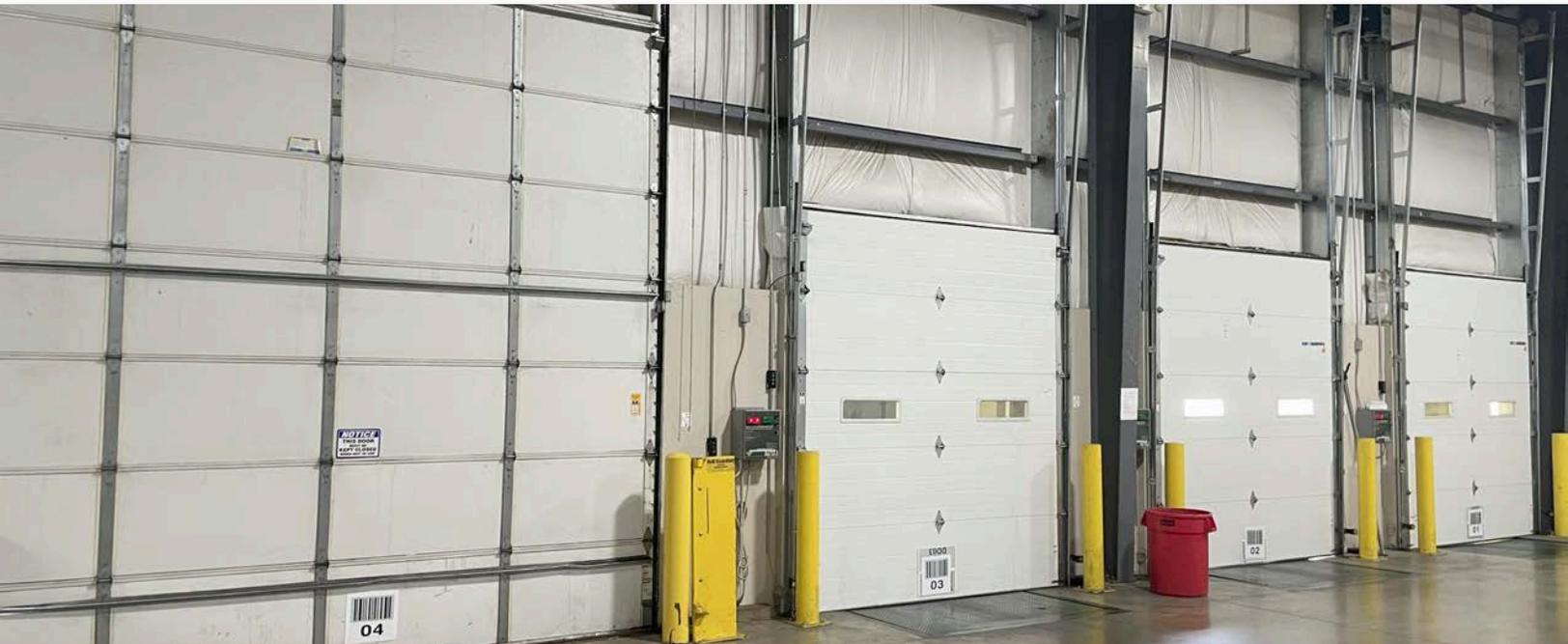
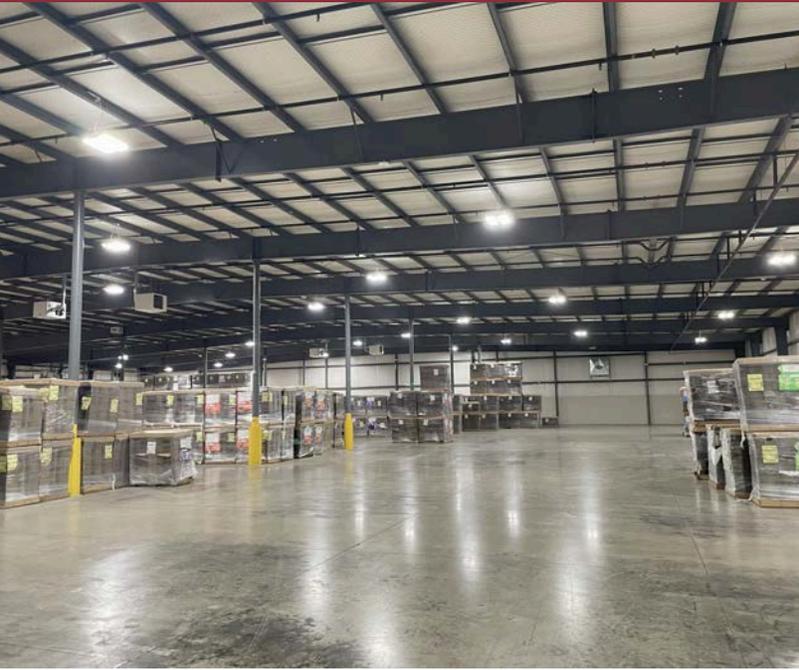
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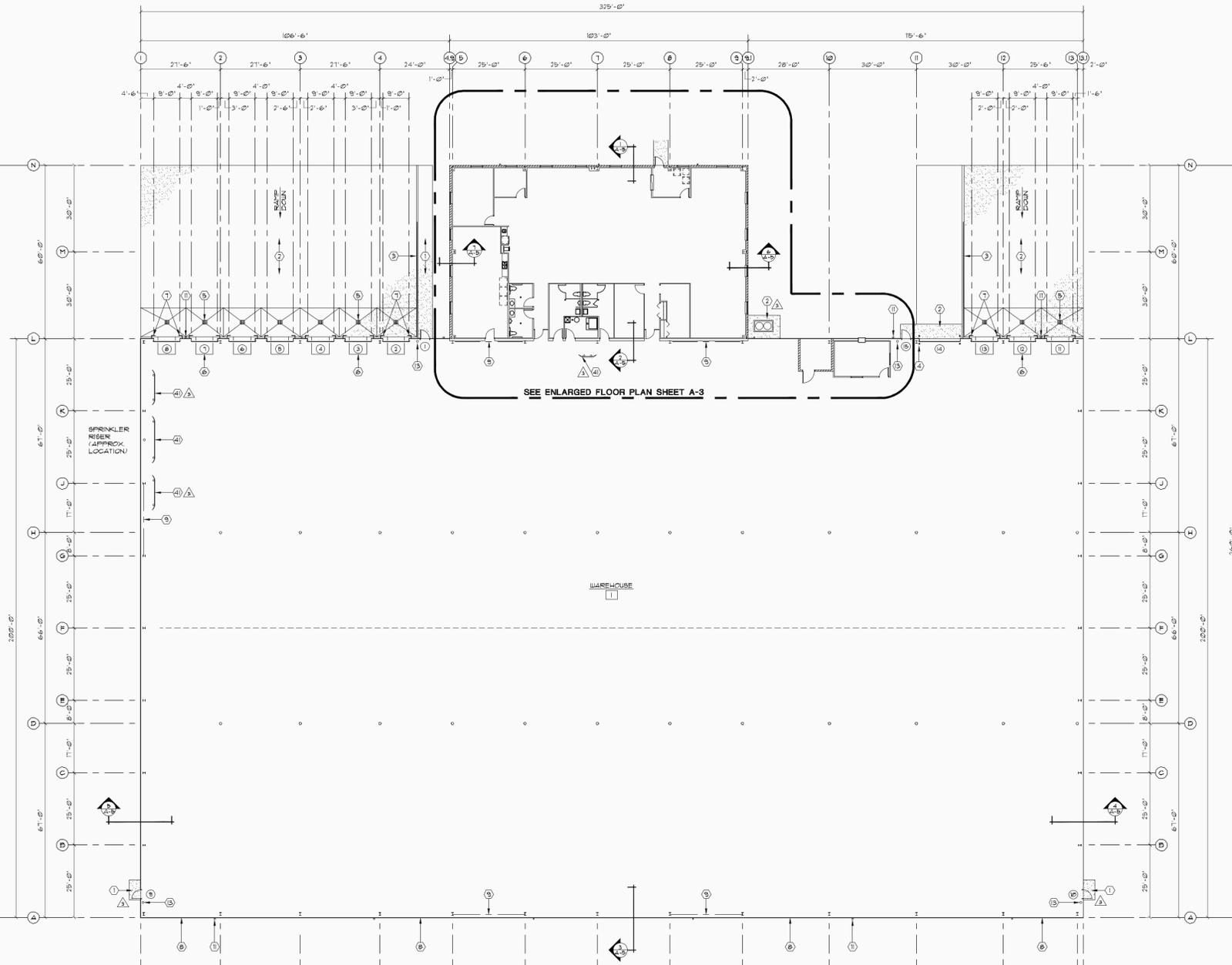
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