



FOR LEASE - LATE 2026 COMPLETION

109 & 121 Fox Dr
Piqua, OH 45356
Warehouse Facility
10,560 SF



P: 937.492.4423

E: techemann@ipbindustrial.com or conrad@ipbindustrial.com

FOR LEASE

WAREHOUSE FACILITY

Piqua, OH - 10,560 SF



Lease Rate: \$7.50 NNN SF/YR

Building Specifications



Warehouse SF	10,560 SF
Sherry Industrial Park	Yes
Completion	Late 2026
Construction Type	Wood
Clear Height	18'
Lighting	LED High Bay
Sprinkled	No
Zoning	I2; Heavy Industrial
Power	277/480 Volts; 400 Amps; III Phase
Warehouse Heat	Yes
Drive-In Door	One; 14' x 14'
Dock	One; 8' x 9'
15 Year Tax Abatement	Yes
109 Fox Drive Parcel #	N44-075960
121 Fox Drive Parcel #	N44-075967



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

Location Information



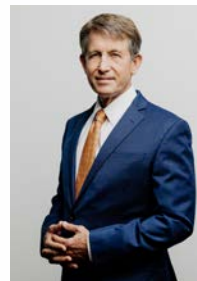
Demographics

Population

Piqua	20,354
Miami County	108,774

Income

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



Tim Echemann

P: 937.492.4423

C: 937.658.4403

techemann@ipbindustrial.com



Conrad Echemann

P: 937.492.4423

C: 937.658.4282

conrad@ipbindustrial.com