



INDUSTRIAL FACILITY PROPERTY FOR SALE

## 103 HEMM ROAD

103 HEMM ROAD, PIQUA, OH 45356



### SALE PRICE

**\$445,000**

### OFFERING SUMMARY

Available SF:	15,000 SF
Lot Size:	1.6 Acres
Ceiling Height:	12 - 22 ft
Zoning:	I2; Heavy Industrial District
Lighting:	Fluorescent

### PROPERTY HIGHLIGHTS

- 22' Clear Height
- 25-A Frontage
- 2 Minute Access to I-75
- Buss Ducts
- Floor Drains
- Hobart 600 lb. Scale
- Boiler Heat & Processing System
- Large Ventilation System

## EXECUTIVE SUMMARY

TIMOTHY ECHEMANN, SIOR, CCIM  
937.492.4423  
techemann@ipbindustrial.com

INDUSTRIAL PROPERTY BROKERS, LLC  
2490 Landman Mill Road, Piqua, OH 45356  
937.492.4423 | IPBindustrial.com





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## ADDITIONAL PHOTOS

TIMOTHY ECEMANN, SIOR, CCIM  
937.492.4423  
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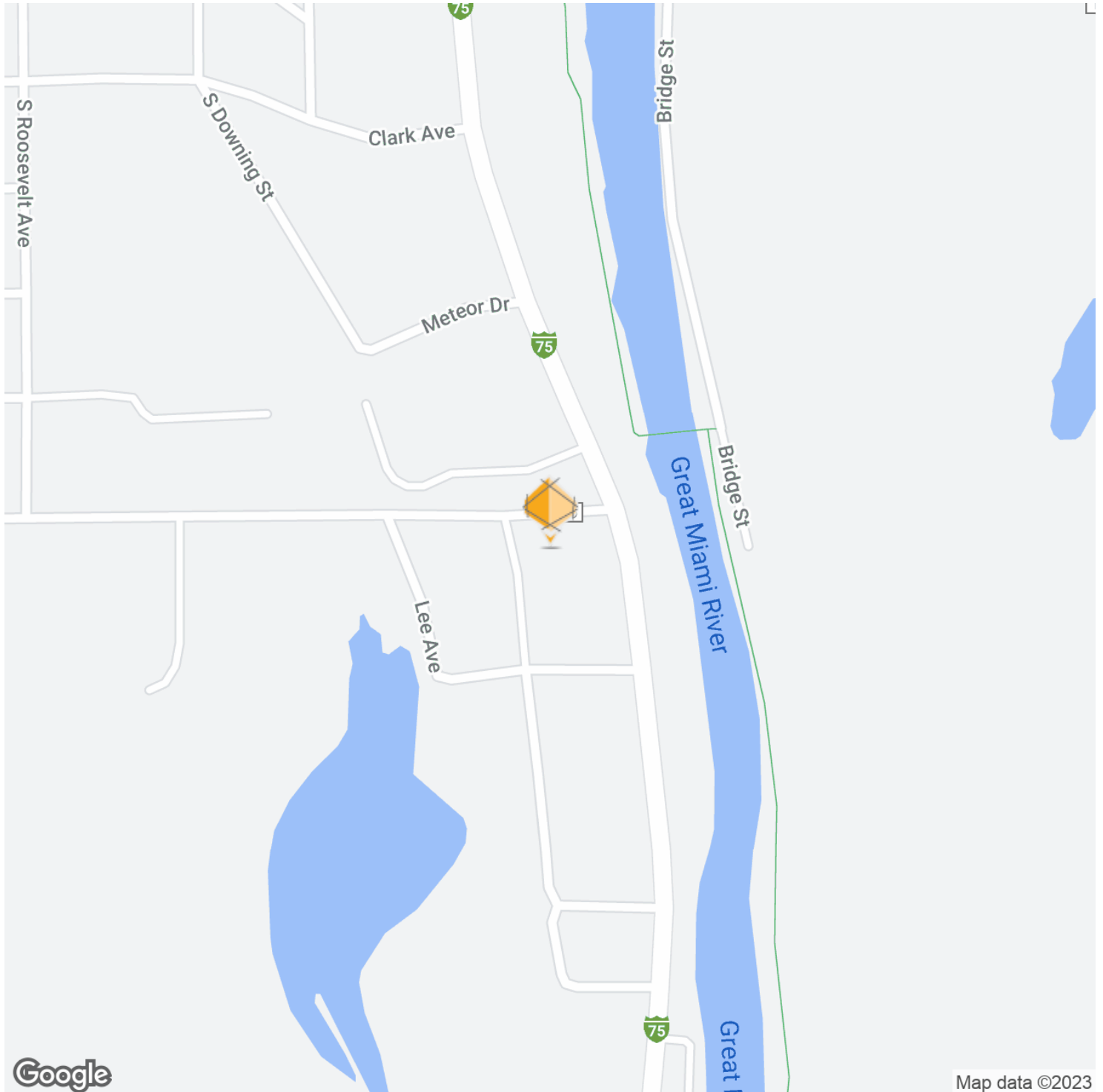
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### LOCATION MAP

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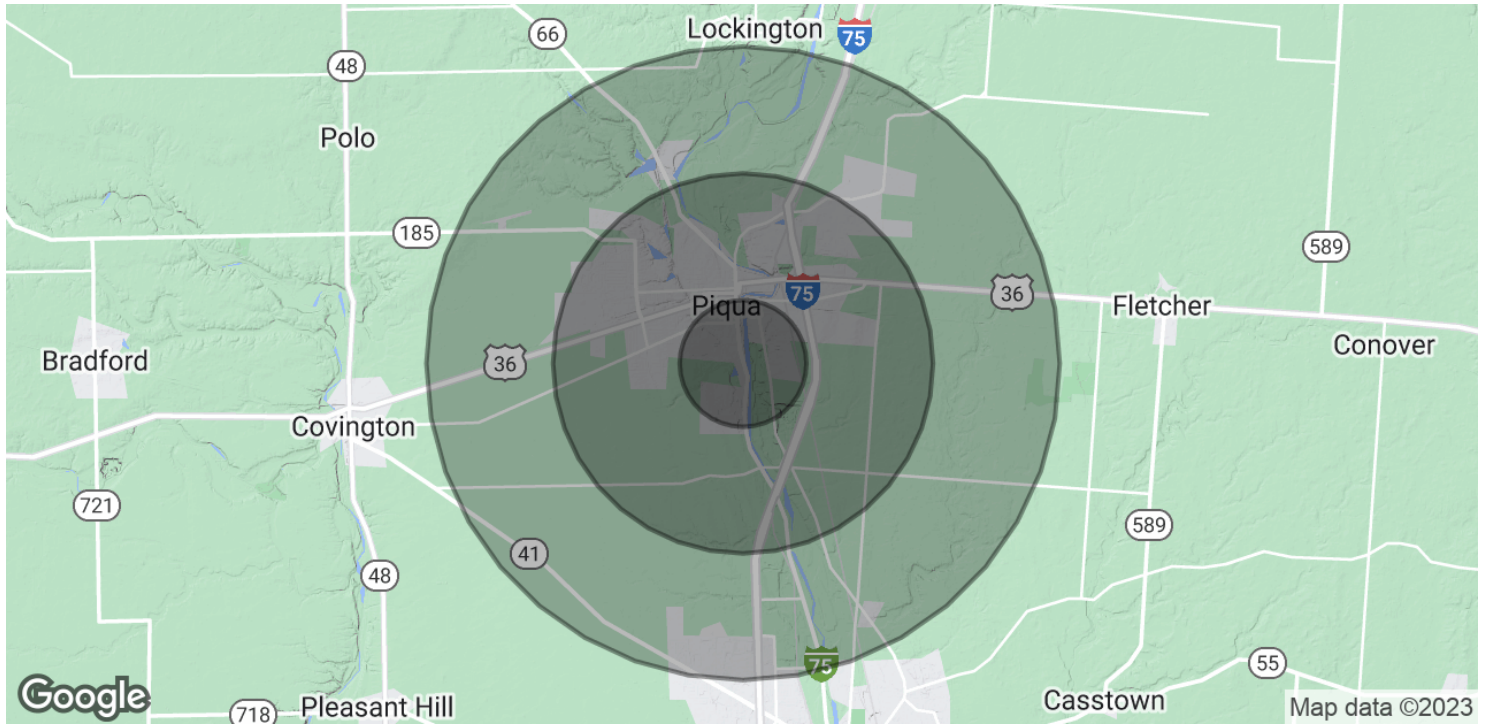




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,977	18,705	28,149
Average Age	37.9	40.0	42.7
Average Age (Male)	37.6	37.9	41.1
Average Age (Female)	35.8	41.3	43.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,751	8,156	12,238
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$41,389	\$51,833	\$58,580
Average House Value	\$67,440	\$95,797	\$118,093

\* Demographic data derived from 2020 ACS - US Census

## DEMOGRAPHICS MAP & REPORT

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