



INDUSTRIAL FACILITY PROPERTY FOR SALE OR LEASE

7 SCHOOL STREET

7 SCHOOL STREET, LAURA, OH 45337



SALE PRICE **\$395,000**

LEASE RATE **\$2.40 SF/YR**

OFFERING SUMMARY

Available SF: 27,950 SF

Lot Size: 0.35 Acres

Ceiling Height: 10 ft

Dock High Doors: 4

Zoning: L-1; Light Industrial

Lighting: LED

PROPERTY HIGHLIGHTS

- Low Lease Rates
- New LED Lights
- Drive-In Door Potential
- Air Compressor
- Conveyor System

EXECUTIVE SUMMARY

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



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ADDITIONAL PHOTOS

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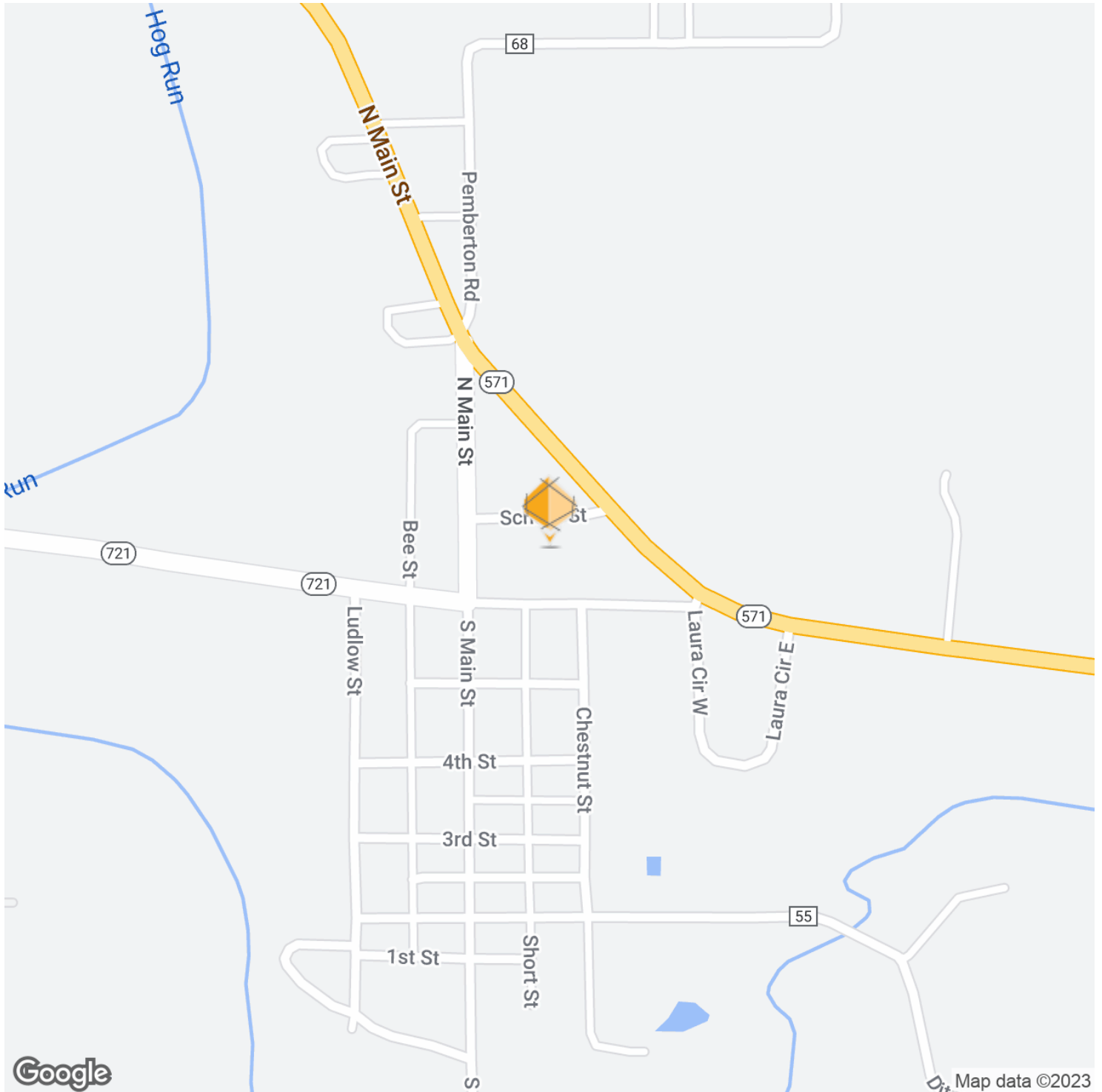
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LOCATION MAP

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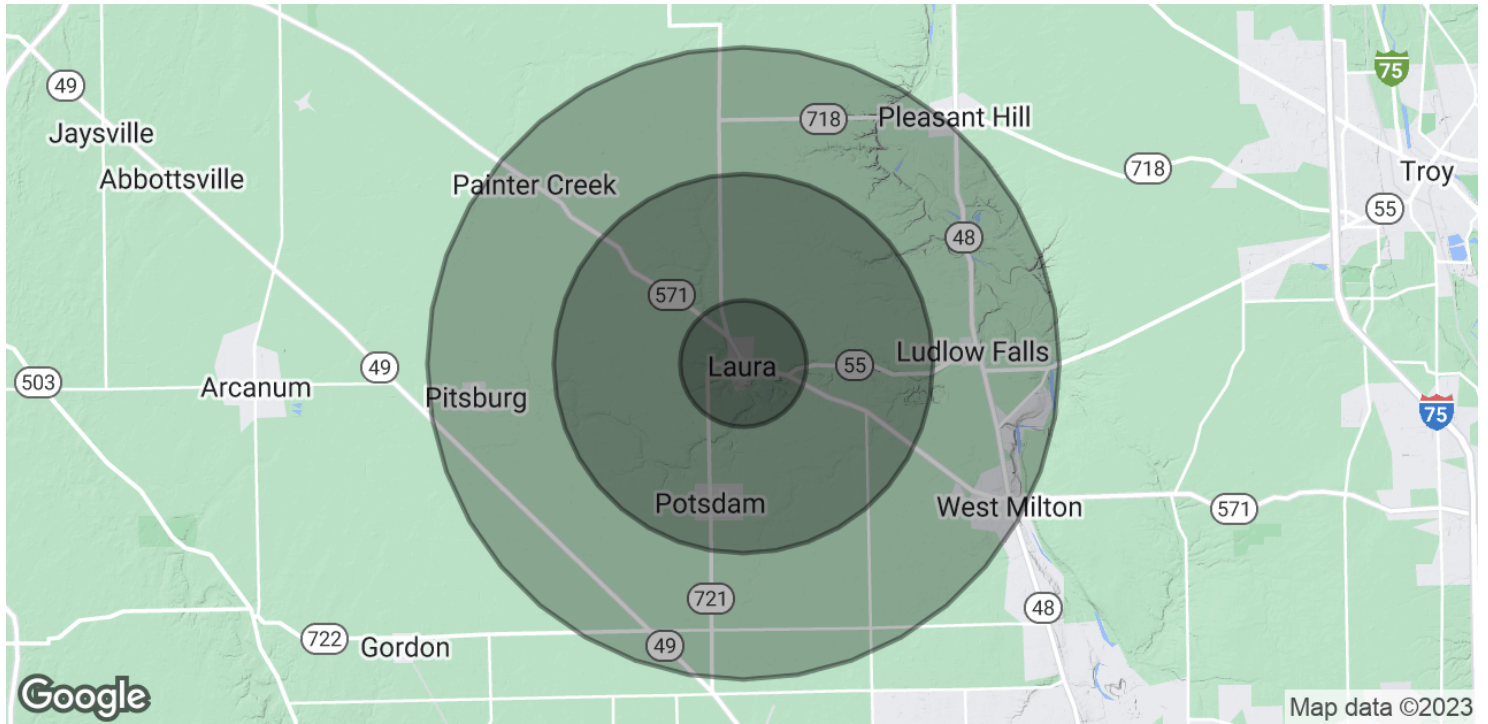
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	599	3,419	9,867
Average Age	34.3	39.6	42.0
Average Age (Male)	36.3	40.6	40.9
Average Age (Female)	32.4	38.6	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	191	1,203	3,962
# of Persons per HH	3.1	2.8	2.5
Average HH Income	\$68,729	\$70,578	\$65,213
Average House Value	\$139,625	\$161,235	\$141,840

* Demographic data derived from 2020 ACS - US Census

DEMOGRAPHICS MAP & REPORT

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