



TRUCK SERVICE FACILITY PROPERTY FOR LEASE

6975 BROOKVILLE SALEM ROAD

BROOKVILLE, OH 45309



LEASE RATE

\$3.95 SF/YR

OFFERING SUMMARY

Available SF:	30,000 SF
Warehouse (SF):	27,500 SF
Office Space (SF):	2,500 SF
Lot Size:	9.48 Acres
Ceiling Height:	19 - 25 ft
Drive In Doors:	5
Zoning:	Light Industrial
Lighting:	Metal Halide

PROPERTY HIGHLIGHTS

- High Freeway Visibility
- 1/4 Mile from Interchange
- Up to 25' Clear Height
- Floor Drains
- 5 Drive-In Doors
- Heavy Power

EXECUTIVE SUMMARY

TIMOTHY ECHEMANN, SIOR, CCIM
937.492.4423
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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

TIMOTHY ECHEMANN, SIOR, CCIM
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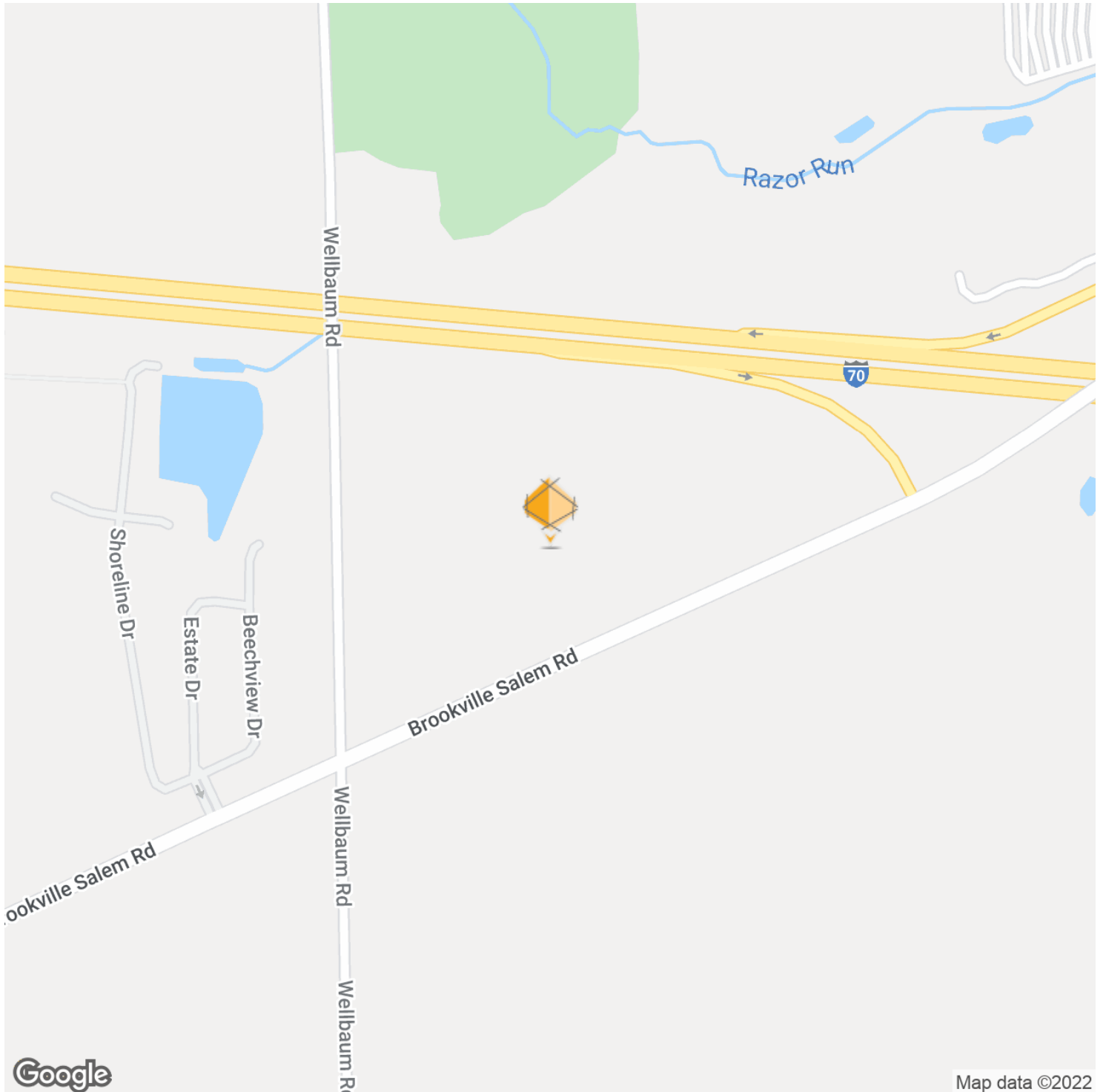
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LOCATION MAP

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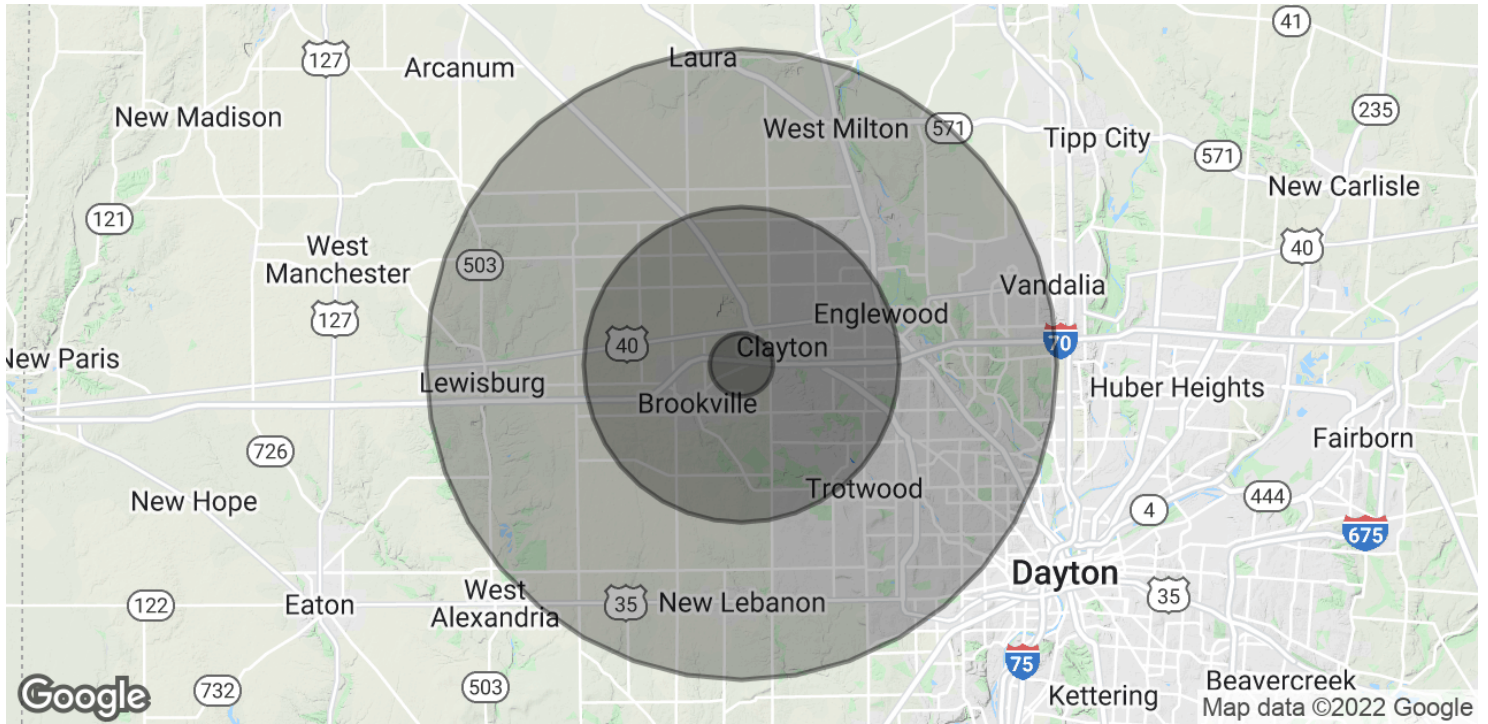
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,359	26,900	120,446
Average Age	45.5	41.7	42.1
Average Age (Male)	41.2	40.0	40.2
Average Age (Female)	50.8	44.4	44.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	543	10,519	48,326
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$60,509	\$65,608	\$58,920
Average House Value	\$156,676	\$156,580	\$143,261

* Demographic data derived from 2010 US Census

DEMOGRAPHICS MAP & REPORT

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