



Warehouse/Office Facility
10547 Russell Road
Sidney, Ohio 45365



SCAN FOR MORE INFO

Available:
11,400 SF

For Sale:
\$610,000



Land:	38.02 Acres	Year Built:	Building 1 - 1962 Building 2 - 1975
Building 1 SF:	2,400 SF 60' x 150'	Restrooms:	One
Building 2 SF:	9,000 SF 60' x 40'	Floor Thickness:	6"
Clear Height:	19' - 20'	Roof:	Metal
Column Spacing:	30' x 60'	Utilities:	Well, Septic & 500 Gallon Propane and Waist Oil Heater
Drive-In Doors:	Four - 12' - 10'	HVAC Plant:	Forced Air Gas
Docks:	One - 12' x 14'	Lighting:	Fluorescent
Power:	270 Volts 200 Amps.	Outside Storage:	Yes

Highlights:

- 20' Clear Height
- Air Lines & Compressor
- Waist Oil Heater
- 28 Acres of Flat Land with Gravel Roads
- Building 1 has Air Conditioning & Heat

Expandable Land:	Yes
Zoning:	I-2; General Industrial District
Parcel Number:	48-1820400.001
Annual Taxes:	\$3,134.66

For information, contact:

Tim Echemann, SIOR, CCIM
937.492.4423
techemann@IPBIndustrial.com
www.IPBIndustrial.com