



1167 SOUTH FOURTH AVENUE
SIDNEY, OHIO 45365



Property Highlights:

Square Footage: 63,800 SF

(Divisible 20,000 SF)

For Sale: \$3,400,000

For Lease: \$4.25 NNN SF/Year

- ✓ 6 Docks
- ✓ 2,000 Amps Power
- ✓ Food Grade
- ✓ 1/4 Mile to I-75
- ✓ 3 Air Make Up Units
- ✓ Light Cranes
- ✓ Buss Ducts
- ✓ Power Regulator System

****Broker Owned**



Tim Echemann

Principal Broker

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techemann@ipbindustrial.com

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Conrad Echemann

Sales Associate

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MANUFACTURING / WAREHOUSE / FOOD GRADE



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High Bay SF: 20,000 SF

Warehouse SF: 37,300 SF

Office SF: 6,500 SF

Drive-In Doors: One - 10' x 11'

One - 12' x 14'

Docks: Three - 9' x 9'

Three - 8' x 8'

Column Spacing: 25' x 40'

& Clear Span

Utilities: Gas Heat, City Water,

& Sewer

Year Built: 1984 - 1997

Sprinkler System: Wet

Parking: 70

Power: 2,000 Amps, 3 Phase,

277/480 Volts

Zoning: IIM; Industry Innovation Manufacturing

HVAC: Air Make Up & Forced Air Gas

Lighting: T-8 & LED

Parcel Number: 012602126005

Annual Taxes: \$19,491.14



Scan for more info

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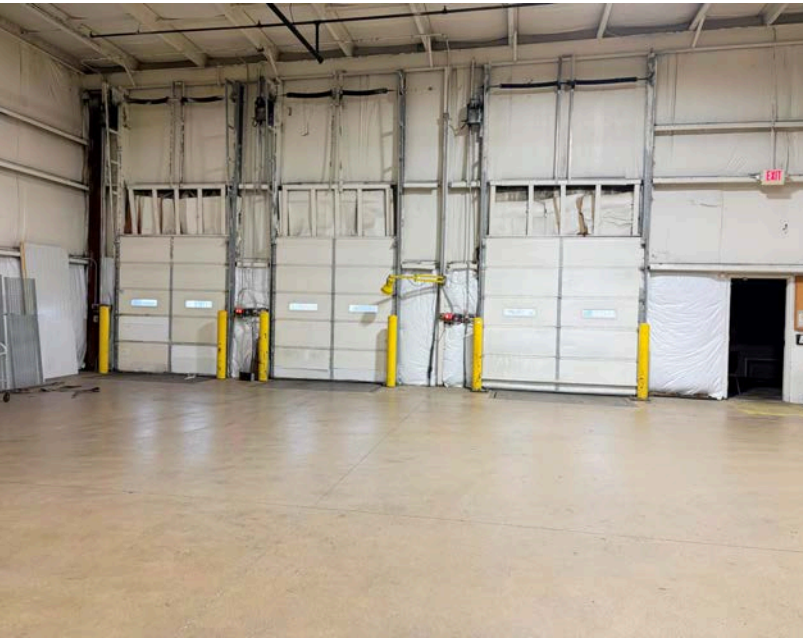
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