



**Commercial/Industrial Land**  
**No City Income Tax**  
**S.R. 47**  
**Sidney, Ohio 45365**



SCAN FOR MORE INFO

**Available:**  
**27.023 Acres**

**For Sale:**  
**\$24,500/Acre**



Land: 27.023 Acres  
Parcel Number: 48-18-33-126-005  
Township: Turtle Creek  
Annual Taxes: \$622.40

**Location:**

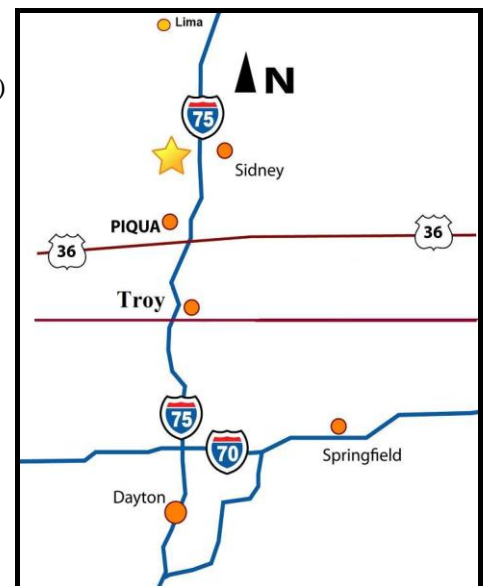
Sidney is strategically located along Interstate 75 and is 40 miles north of Dayton, 100 miles north of Cincinnati, 85 miles west of Columbus, 100 miles south of Toledo, and 120 miles east of Indianapolis.

**Zoning:**

B-2; Community Business (Front 2.55 Acres)  
I-2; General Industrial District (Back 24 Acres)  
\*See column photo for zoning location specifications

**Highlights:**

- Instant I-75 Access
- No City Income Tax
- Natural Gas
- High Visibility
- Build to Suit
- Tillable Land



For information, contact:

**Tim Echemann, SIOR, CCIM**  
**937.492.4423**  
[techemann@ipbindustrial.com](mailto:techemann@ipbindustrial.com)  
[www.IPBIndustrial.com](http://www.IPBIndustrial.com)