

FLEX SERVICE FACILITY



2304 FAIR ROAD
SIDNEY, OH 45365



Property Highlights:

Square Feet: 4,800 SF

Clear Height: 10' - 14'

Drive-In Doors:

One - 10' x 10.8'

One - 8' x 8'

- ✓ Sale Price: \$345,000
- ✓ Zoning: CC; Commercial Corridor
- ✓ 1-Minute to I-75
- ✓ 30 Parking Spaces
- ✓ Huge Factory Opening 1/4 mile



Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

techemann@ipbindustrial.com

www.ipbindustrial.com



Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

conrad@ipbindustrial.com

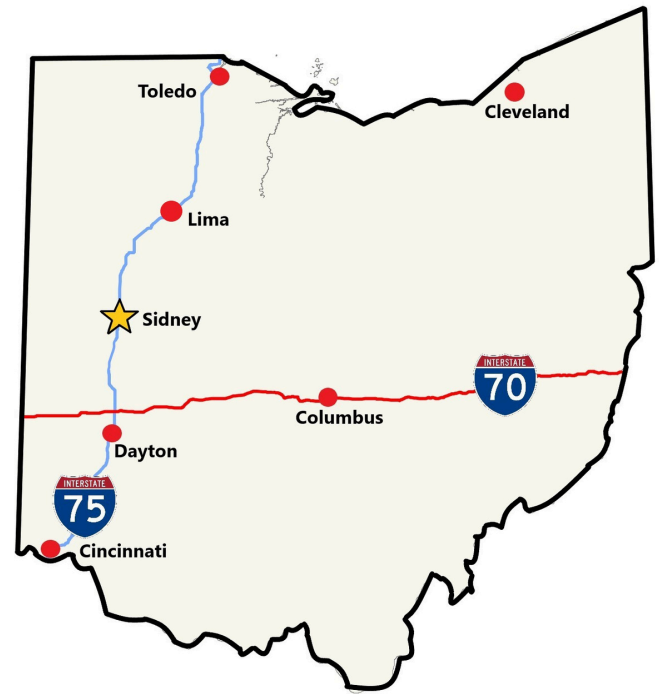
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- Land:** 1.43 Acres
- Warehouse SF:** 3,200 - 3,600 SF
- Office SF:** 500 SF
- Roof:** Metal
- Floor Thickness:** 5"
- Power:** 220 V; 200 Amps + 100 Amps
- Lighting:** LED
- Restrooms:** Two
- Parking Spaces:** 30
- Utilities:** City Water, Sewer, & Electric
- Parcel Number:** 01-2603427.001
- Annual Taxes:** \$2,462



Scan for more info



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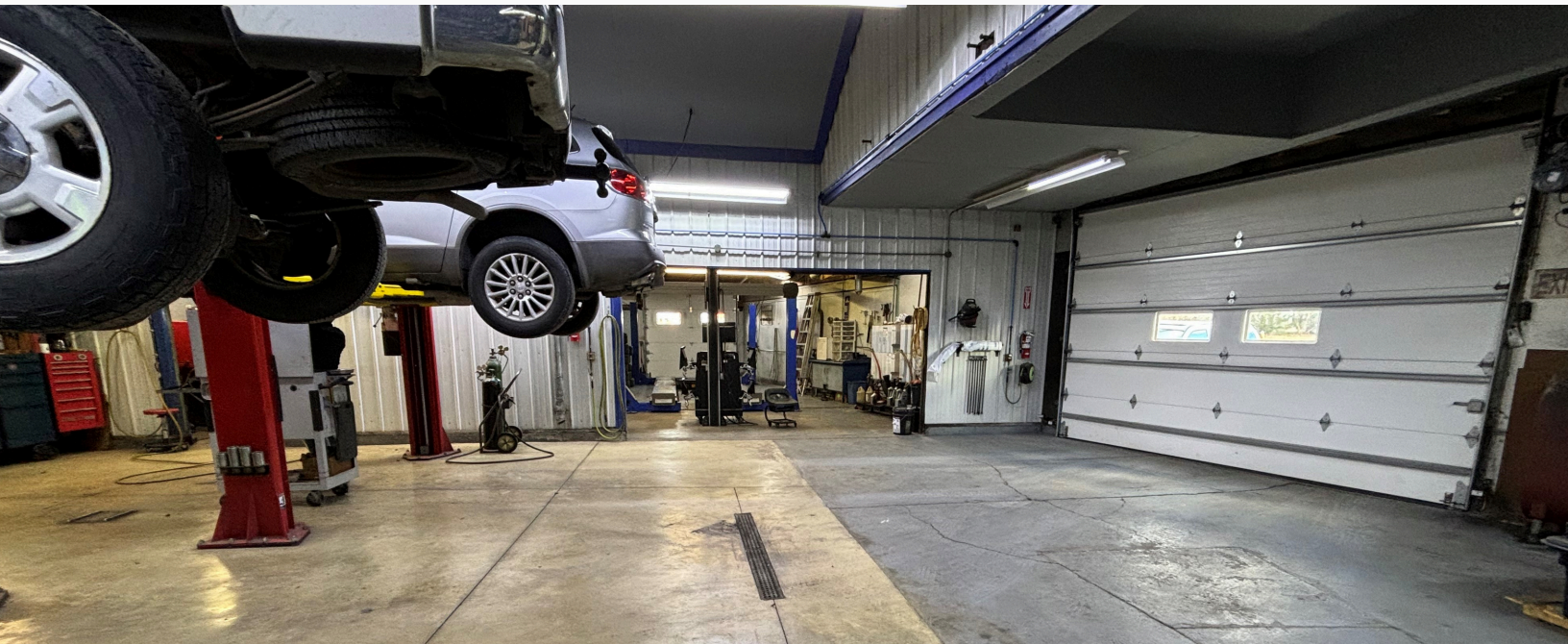
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