### 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

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Sidney

Dayton

Cincinnati

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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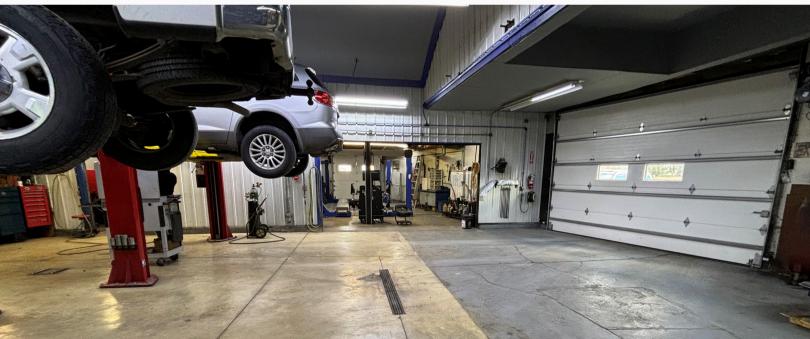
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