

# CRANE / WAREHOUSE FACILITY

619 OAK AVENUE  
SIDNEY, OHIO 45365



## Property Highlights:

**Square Feet:** 24,000 SF

**Clear Height:** Up to 47'

**Docks:** One

**Drive-In Doors:** One - 14' x 16'

- ✓ Lease: \$4.85 NNN SF/Year
- ✓ Airlines
- ✓ 10-50 Ton Crane Rails
- ✓ Owner will Build Out
- ✓ Heavy Power - 1,200 Amps



### Tim Echemann

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619 OAK AVENUE  
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**Warehouse SF:** 24,000 SF  
**Building Dimensions:** 150' x 160'  
**Clear Height:** Up to 47' Clear  
**Column Spacing:** 20' x 50'  
**Drive-In Doors:** One - 14' x 16'  
**Docks:** One w/ Leveler  
**Power:** 480 V; 1,200 A; III Phase  
**Construction Type:** Metal  
**Year Built:** 1960

**Floor Thickness:** 6"  
**Sprinkler System:** Yes  
**Utilities:** City Water & Sewer  
**HVAC Plant:** Forced Air Gas  
**Restrooms:** One  
**Lighting:** Metal Halide  
**Parking Space:** 30  
**Outside Storage:** Yes  
**Zoning:** I-2; Industrial



Scan for more info



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