



**FOR LEASE**

\*Broker Owned

**720 W Russell Rd**  
**Sidney, OH 45365**  
**Commercial Facility**  
**4,675 SF**



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# FOR LEASE

## COMMERCIAL FACILITY

Sidney, OH - 4,675 SF



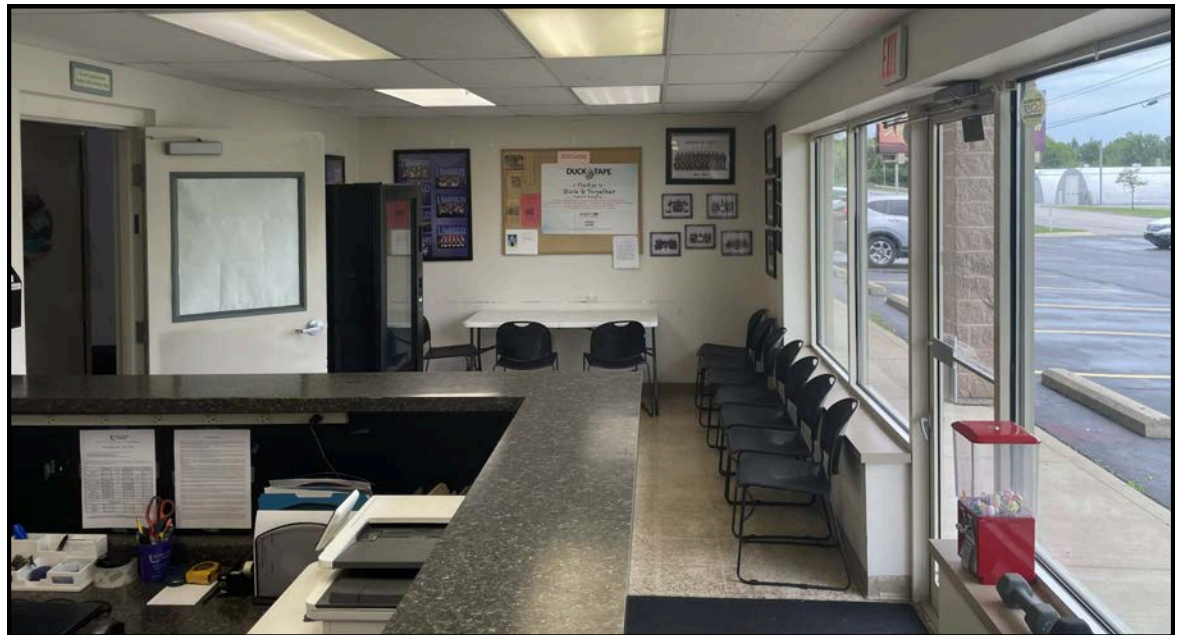
Lease Rate: \$6.50 NNN SF/YR

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### Building Specifications



Space SF	4,675 SF
Office SF	12' x 26'
Lighting	LED
Clear Height	18' - 22'
A/C	Office
Columns	None
Zoning	CC; Commercial Corridor
Power	300 Amp; 220 Volt
HVAC	Forced Air Gas
Restroom	One
Drive-In Doors	12' x 14'
Clear Span	Yes



# About Sidney

- Located directly on Interstate 75, providing excellent north-south access to major Midwest markets.
- Approximately 40 miles north of Dayton, with convenient access to Columbus, Cincinnati, Toledo, and Indianapolis.
- Home to a strong advanced manufacturing base with an experienced and skilled workforce.

# Demographics

## Population

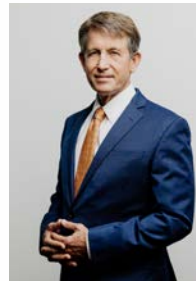
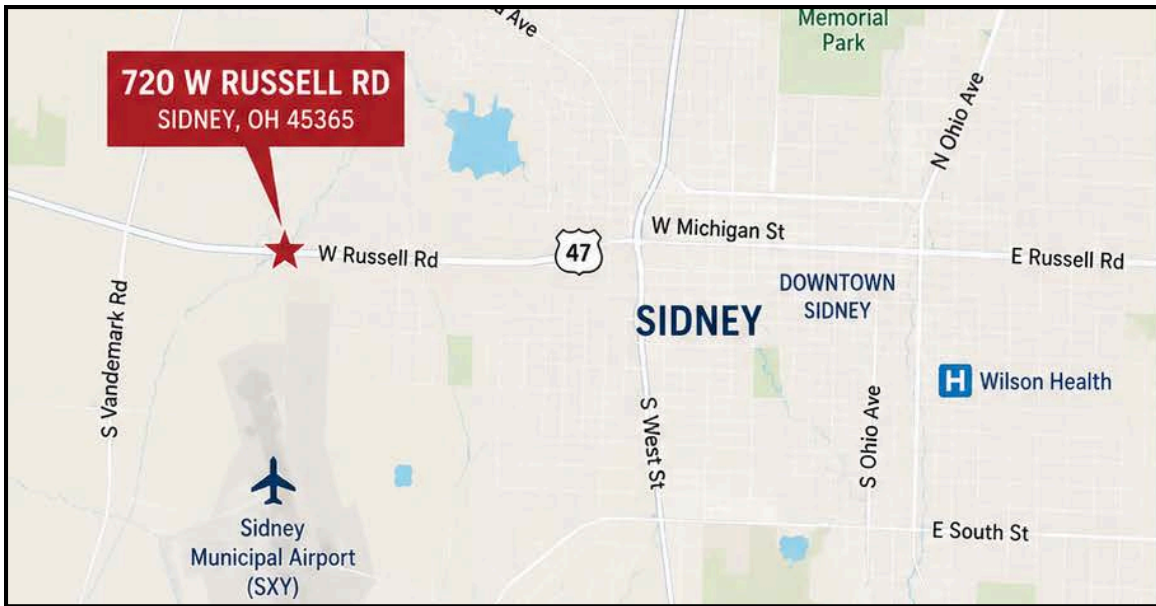
Sidney	20,124
Shelby County	48,924

## Income

Average HH Income	\$83,754
Median HH Income	\$59,560

# Building Location

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