

2679 SIDLEY COURT,  
AUSTINBURG, OH 44010

# VIDEO TOUR

[bit.ly/2679Sidley](https://bit.ly/2679Sidley)



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## TRUCK / EQUIPMENT SALES & SERVICE

**53,345 SF BUILDING ON ±12.28 ACRES | FOR SALE**

Expansive concrete yard for trucks, trailers & equipment

**CBRE**



# PROPERTY OVERVIEW

List Price  
**\$9,495,000**  
\$178/SF

## HIGHLIGHTS

|                          |                                                |
|--------------------------|------------------------------------------------|
| <b>Acreage</b>           | ±12.28                                         |
| <b>Yard / Parking</b>    | Concrete truck yard + compacted gravel laydown |
| <b>Zoning</b>            | AC: Accommodating Commercial                   |
| <b>Township</b>          | Austinburg Township                            |
| <b>County</b>            | Ashtabula County                               |
| <b>Sewer / Water</b>     | Ashtabula County (ACDES)                       |
| <b>Gas</b>               | Enbridge                                       |
| <b>Electric Provider</b> | The Illuminating Company (First Energy)        |
| <b>Taxes (Annual)</b>    | \$75,020 (2026)                                |
| <b>Parcel Number</b>     | 070400000498 (Ashtabula County)                |

## ABOUT

Built in 2021 in the Sidley Industrial Park corridor, this 53,345 SF precast-concrete facility sits on ±12.28 acres with immediate access to Interstate 90 and SR-45 (interchange 0.7 miles away). It pairs heavy-duty service infrastructure with 18,839 SF of fully conditioned space - indoor truck showroom, parts department and offices.

## KEY FEATURES

- 34,506 SF service area + 18,839 SF conditioned showroom, parts & offices
- Seven (7) drive-through service bays - fourteen (14) overhead doors, seven on each side of the building, 25' clear height
- 8" reinforced concrete shop floors, radiant heat, LED lighting
- Fully sprinklered, 800A / 480V / 3P power
- Expansive concrete truck yard plus compacted gravel laydown for trailers & equipment

**IDEAL FOR: TRUCK, FLEET & EQUIPMENT SALES  
AND SERVICE; AUTOMOTIVE DEALERSHIP;  
DISTRIBUTION, LOGISTICS & HEAVY SERVICE**

# BUILDING SPECIFICATIONS

List Price: \$9,495,000 (\$178/SF)



## SEVEN DRIVE-THROUGH SERVICE BAYS

14 overhead doors, seven on each side of the building. A full combination pulls straight in and straight out · no backing, no spotting, no bay blocked by another unit

Plus side drive-in access to the high-bay directly from the yard.

### Building Specifications

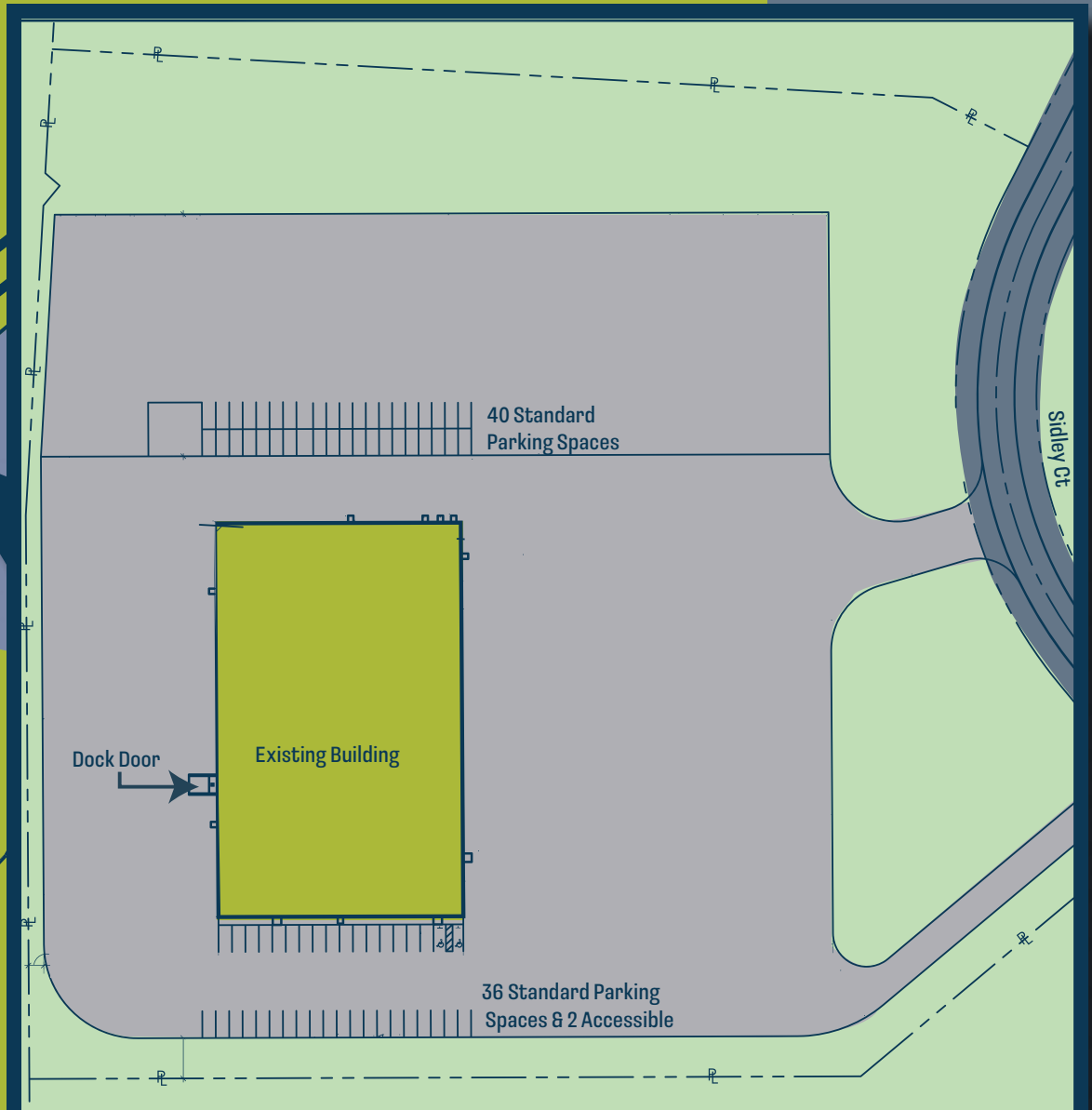
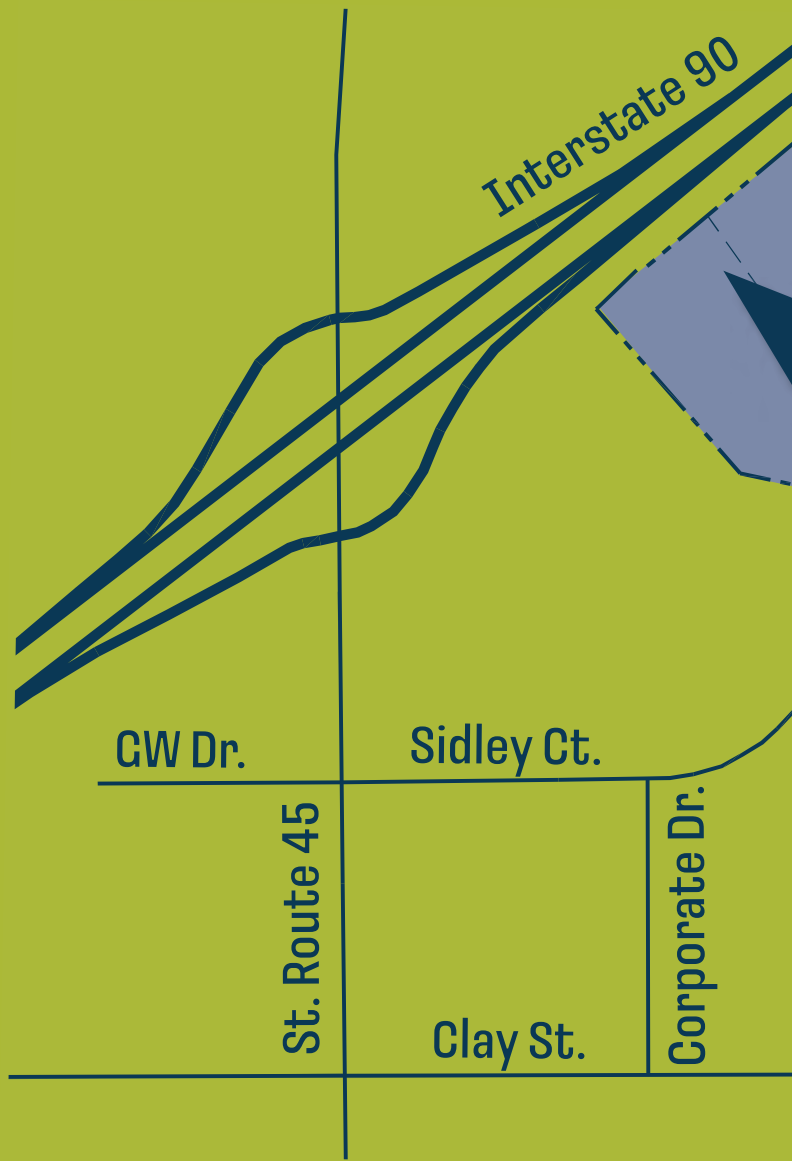
|                            |                                                                                                                                   |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Square Footage             | 53,345 SF total   18,839 SF showroom, admin & parts   34,506 SF service                                                           |
| Showroom                   | Indoor truck display, dedicated overhead door, glass frontage, parts counter                                                      |
| Clear Height               | 25'                                                                                                                               |
| Overhead Doors             | Eighteen (18) total                                                                                                               |
| Drive-Through Service Bays | Seven (7) - 14 overhead doors, seven on each side, aligned front-to-back                                                          |
| Additional Overhead Doors  | Truck showroom; side drive-in to high-bay; shipping & receiving; wash bay                                                         |
| Dock                       | One (1) at parts / shipping & receiving                                                                                           |
| Power                      | 800A / 480V / 3P                                                                                                                  |
| Occupancy Rating           | 353 Occupants                                                                                                                     |
| Construction               | Precast Concrete Structure                                                                                                        |
| Roof                       | Gravel Ballast with .060 EPDM Roofing and 4.4" Polyiso Insulation                                                                 |
| Year Built                 | 2021                                                                                                                              |
| Lighting                   | LED                                                                                                                               |
| Sprinklers                 | Fully Sprinklered                                                                                                                 |
| Trench Drains              | Yes                                                                                                                               |
| Wash Bay                   | Yes                                                                                                                               |
| Heat                       | Radiant Heating                                                                                                                   |
| Cooling                    | Showroom, Parts & Office Fully Conditioned                                                                                        |
| Column Spacing             | 35' D x 70' W                                                                                                                     |
| Service Area               | Dedicated air handling unit on interior mezzanine serving the service area; full mechanical specifications available upon request |



# SITE PLAN



# PLOT MAP



## Highlights

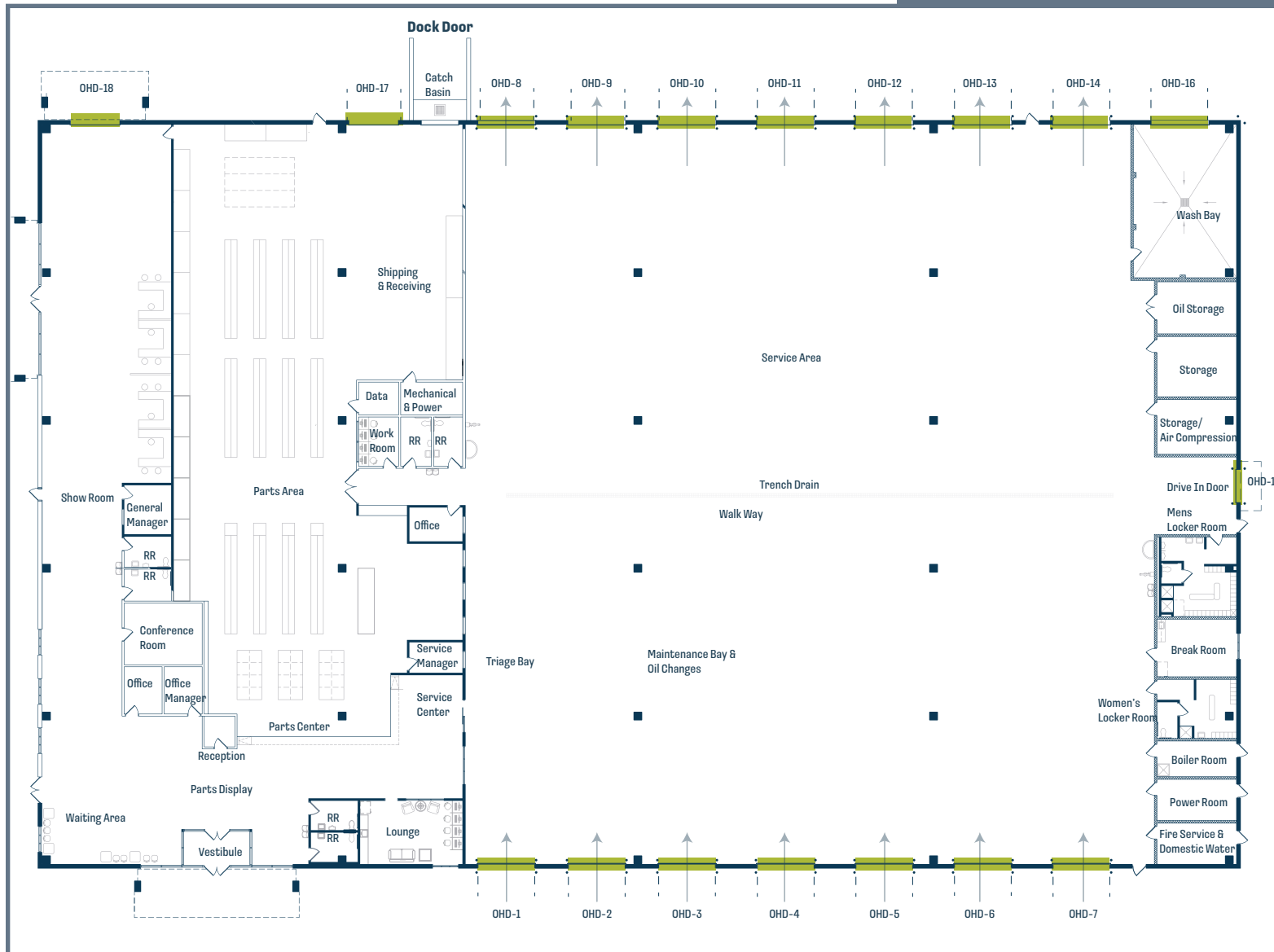
**CONCRETE TRUCK  
YARD**

**COMPACT GRAVEL  
LAYDOWN**

**STORMWATER  
RETENTION**

PLOT MAP TO SCALE

# FLOOR PLAN



Total Space

**53,345 SF**

Showroom/Admin/Parts

**18,839 SF**

Service Area

**34,506 SF**

Overhead Doors

**18**

Loading Dock

**1**

**PURPOSE-BUILT LAYOUT - SHOWROOM, PARTS, AND DRIVE-THROUGH SERVICE UNDER ONE ROOF.**



# EXTERIOR PHOTOS



**SECURED CONCRETE SITE WITH I-90 FRONTAGE  
AND AN EXPANSIVE TRUCK YARD**

# INTERIOR PHOTOS



**SHOWROOM-QUALITY ADMIN SPACE & HIGH-CLEAR SERVICE BAY**



# AERIAL MAP



## DEMOGRAPHICS



### Population

3 Miles: 2,710  
5 Miles: 12,799  
10 Miles: 60,701



### Daytime Population

3 Miles: 2,804  
5 Miles: 11,010  
10 Miles: 57,935



### Businesses

3 Miles: 112  
5 Miles: 446  
10 Miles: 2,395



### Employees

3 Miles: 1,382  
5 Miles: 4,483  
10 Miles: 26,781



### Population 25+

3 Miles: 2,016  
5 Miles: 9,539  
10 Miles: 44,007

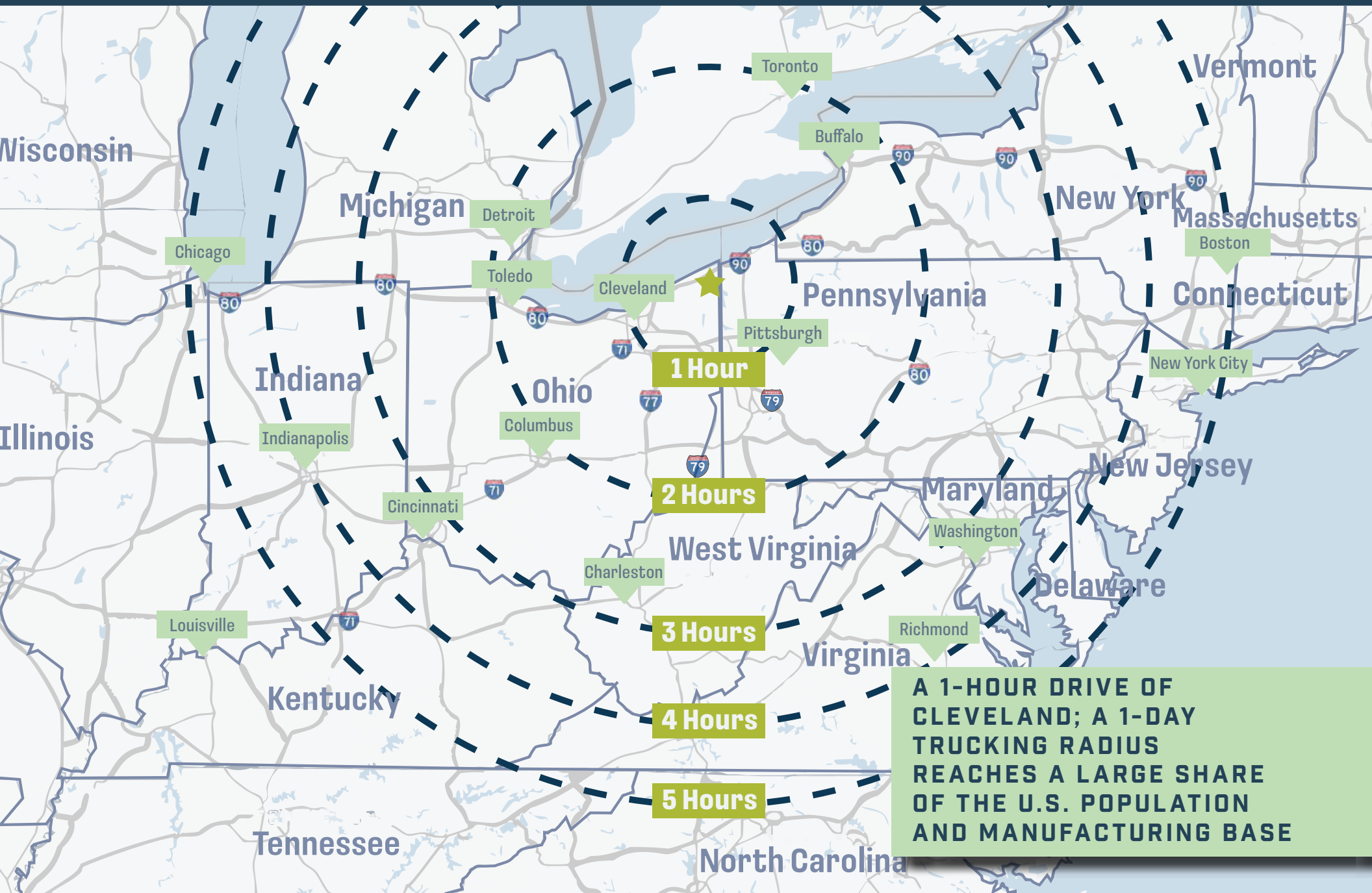


### Housing Units

3 Miles: 1,156  
5 Miles: 5,934  
10 Miles: 30,119



# REGION MAP



A 1-HOUR DRIVE OF CLEVELAND; A 1-DAY TRUCKING RADIUS REACHES A LARGE SHARE OF THE U.S. POPULATION AND MANUFACTURING BASE



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