



FOR LEASE

***Broker Owned**

1167 S 4th Ave
Sidney, OH 45365
Warehouse/MFG Facility
60,000 SF - Divisible



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FOR LEASE

WHS/MFG FACILITY
Sidney, OH - 60,000 SF

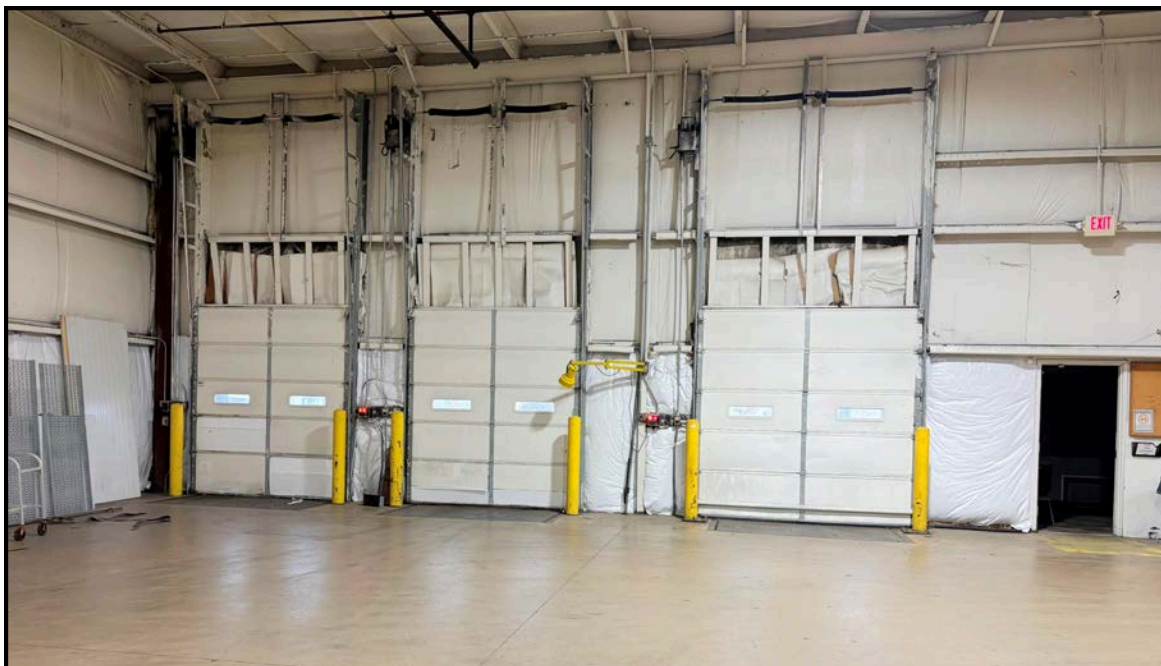
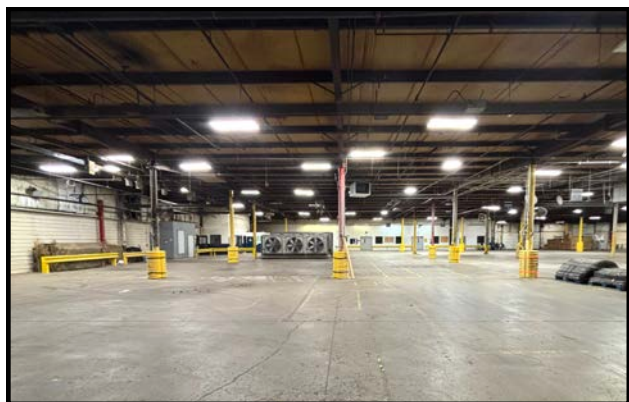


Lease Rate: \$4.25 NNN SF/YR

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Building Specifications

Manufacturing SF	14' Clear; 37,500 SF
High Bay SF	17'-19' Clear; 18,000 SF
Offices	4,500 SF
Parking Spaces	70
Lighting	LED
Built	1984-1997
Zoning	IIM; Industry Innovation MFG
Power	277/480V; 2,000A; III Phase
HVAC	Forced Air Gas & Air Make Up
Docks	Three; 9' x 9' & Three; 8' x 8'
Drive-In Doors	One; 10' x 11' & One; 12' x 14'
Sprinkler System	Dry
Light Cranes	Yes
Buss Ducts	Yes
Power Regulator System	Yes
Annual Taxes	\$19,491



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.

Building Location



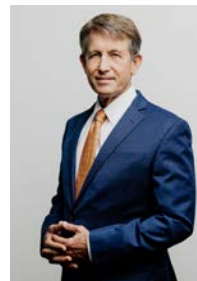
Demographics

Population

Sidney	20,124
Shelby County	48,924

Income

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



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