

# WAREHOUSE FACILITY



607 N. OAK AVENUE  
SIDNEY, OHIO 45365



## Property Highlights:

Square Feet: 77,103 SF

Clear Height: 22' - 26'

Docks: Five - 9.5' x 10'

Drive-In Doors: One - 12' x 14'

- ✓ Lease Rate: \$3.75 NNN SF/Year
- ✓ Abundant Parking
- ✓ Heavy Power - 2,400 Amps
- ✓ 5 New Docks with Levelers
- ✓ T-8 Lighting
- ✓ 3 Minute I-75 Access



### Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

[techemann@ipbindustrial.com](mailto:techemann@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)



### Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

[conrad@ipbindustrial.com](mailto:conrad@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)

# WAREHOUSE FACILITY



607 N. OAK AVENUE  
SIDNEY, OHIO 45365

**Warehouse SF:** 77,103 SF

**Office SF:** 500 SF

**Construction Type:** 1 Story Block

**Roof:** New in 2015

**Power:** 480 Volt; 2,400 Amps; III Phase

**Lighting:** T-8

**Column Spacing:** 20' x 50'

**Utilities:** City Water & Sewer

**Floor Thickness:** 12"

**Sprinkler System:** Dry; .19 Density Rating

**Restrooms:** 2 Men's & Women's

**Parking Spaces:** 100 Spaces

**Zoning:** I-2; General Industrial



Scan for more info



**Tim Echemann**

Principal Broker

C: 937.658.4403

P: 937.492.4423

[techemann@ipbindustrial.com](mailto:techemann@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)



**Conrad Echemann**

Sales Associate

C: 937.658.4282

P: 937.492.4423

[conrad@ipbindustrial.com](mailto:conrad@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)

# WAREHOUSE FACILITY



607 N. OAK AVENUE  
SIDNEY, OHIO 45365



## Tim Echemann

Principal Broker

C: 937.658.4403

P: 937.492.4423

[techemann@ipbindustrial.com](mailto:techemann@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)



## Conrad Echemann

Sales Associate

C: 937.658.4282

P: 937.492.4423

[conrad@ipbindustrial.com](mailto:conrad@ipbindustrial.com)

[www.ipbindustrial.com](http://www.ipbindustrial.com)

ALL INFORMATION FURNISHED IS FROM SOURCES BELIEVED TO BE RELIABLE, AND IS SUBJECT TO ERROR, OMISSIONS, CHANGE OF TERMS AND CONDITIONS PRIOR TO SALE, LEASE, OR FINANCING, OR WITHDRAWAL