



FOR LEASE

619 Oak Ave
Sidney, OH 45365
Crane/Warehouse Facility
24,300 SF



P: 937.492.4423

E: techemann@ipbindustrial.com or conrad@ipbindustrial.com

FOR LEASE

CRANE/WHS FACILITY

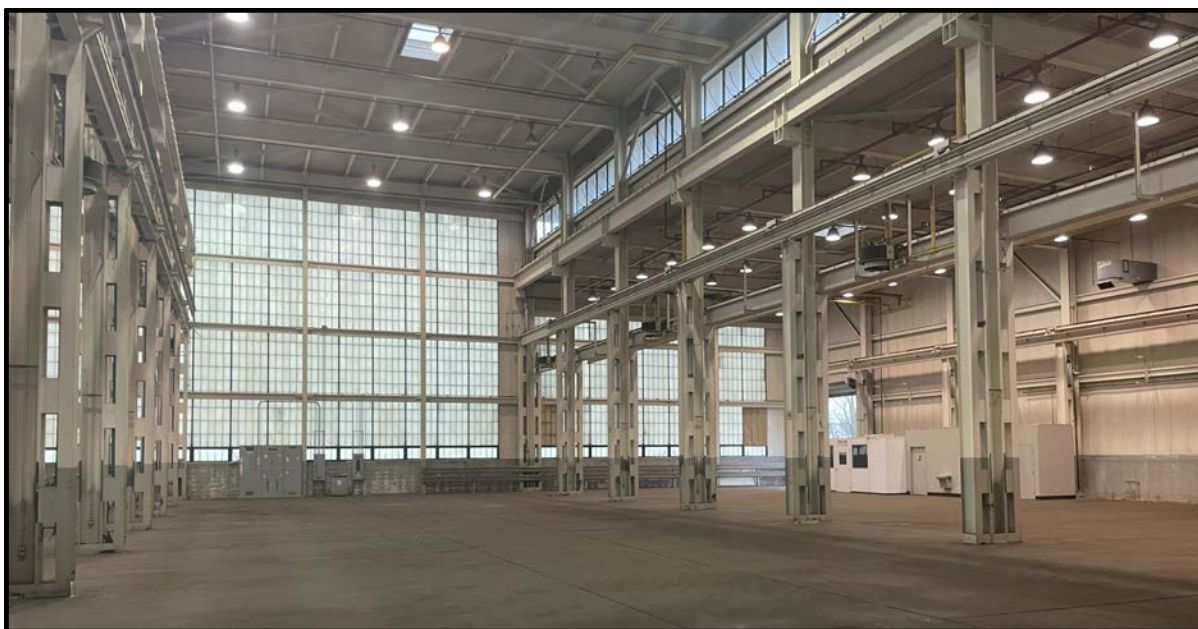
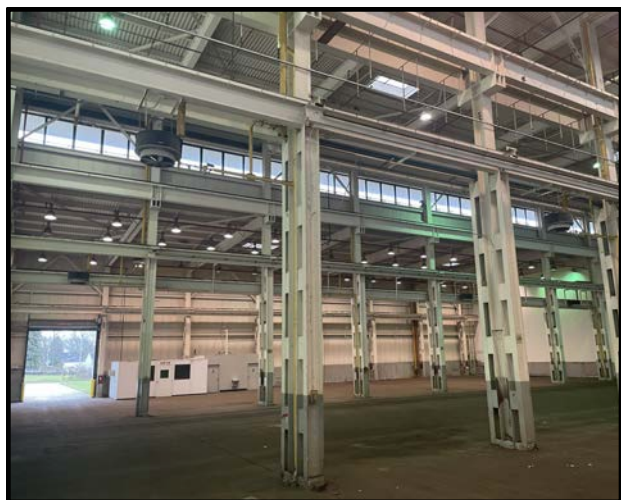
Sidney, OH - 24,300 SF



Lease Rate: \$4.50 NNN SF/YR

Building Specifications

Warehouse SF	24,300 SF
Building Dimensions	162' x 150'
Built/Renovated	1970/2007
Clear Height	Up to 47'
Lighting	Metal Halide
Outside Storage	Yes
Zoning	I-2; Industrial
Power	480 Volts; 1,200 Amps; III Phase
HVAC System	Forced Air Gas
Docks	One w/ Leveler
Drive-In Doors	One; 14' x 16'
Sprinkler System	Yes
Crane Rails	10-50 Ton
Airlines	Yes
Build Out Options	Yes

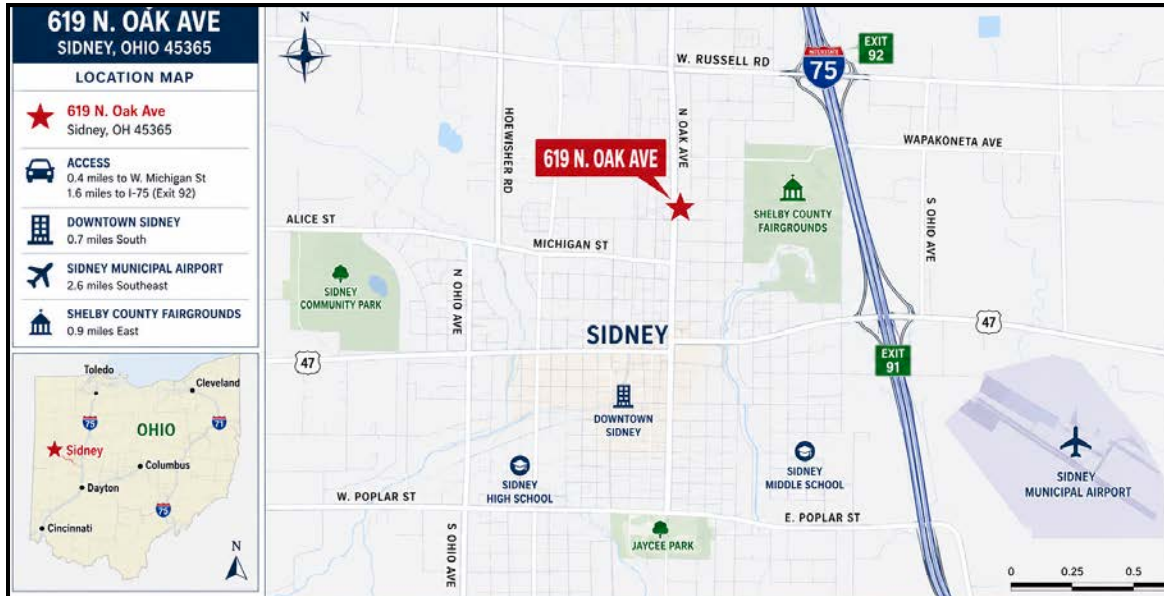


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About Sidney

- 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



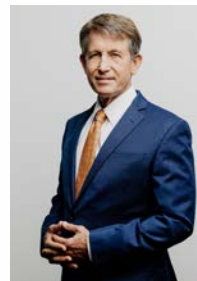
Demographics

Population

Sidney	20,124
Shelby County	48,924

Income

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



Tim Echemann

P: 937.492.4423

C: 937.658.4403

techemann@ipbindustrial.com



Conrad Echemann

P: 937.492.4423

C: 937.658.4282

conrad@ipbindustrial.com