

Owned &
Managed by:



Sidney Industrial

1410-1440 N Vandemark Rd

Property Highlights:

- Property can be demised to $\pm 81,900$ SF
- Property is cross-docked
- Trailer parking is available
- Office pods & restrooms available at each corner of the building
- High visibility from I-75
- New LED lights throughout, polished concrete floors & new asphalt
- Office space, breakroom, and restrooms have been fully renovated

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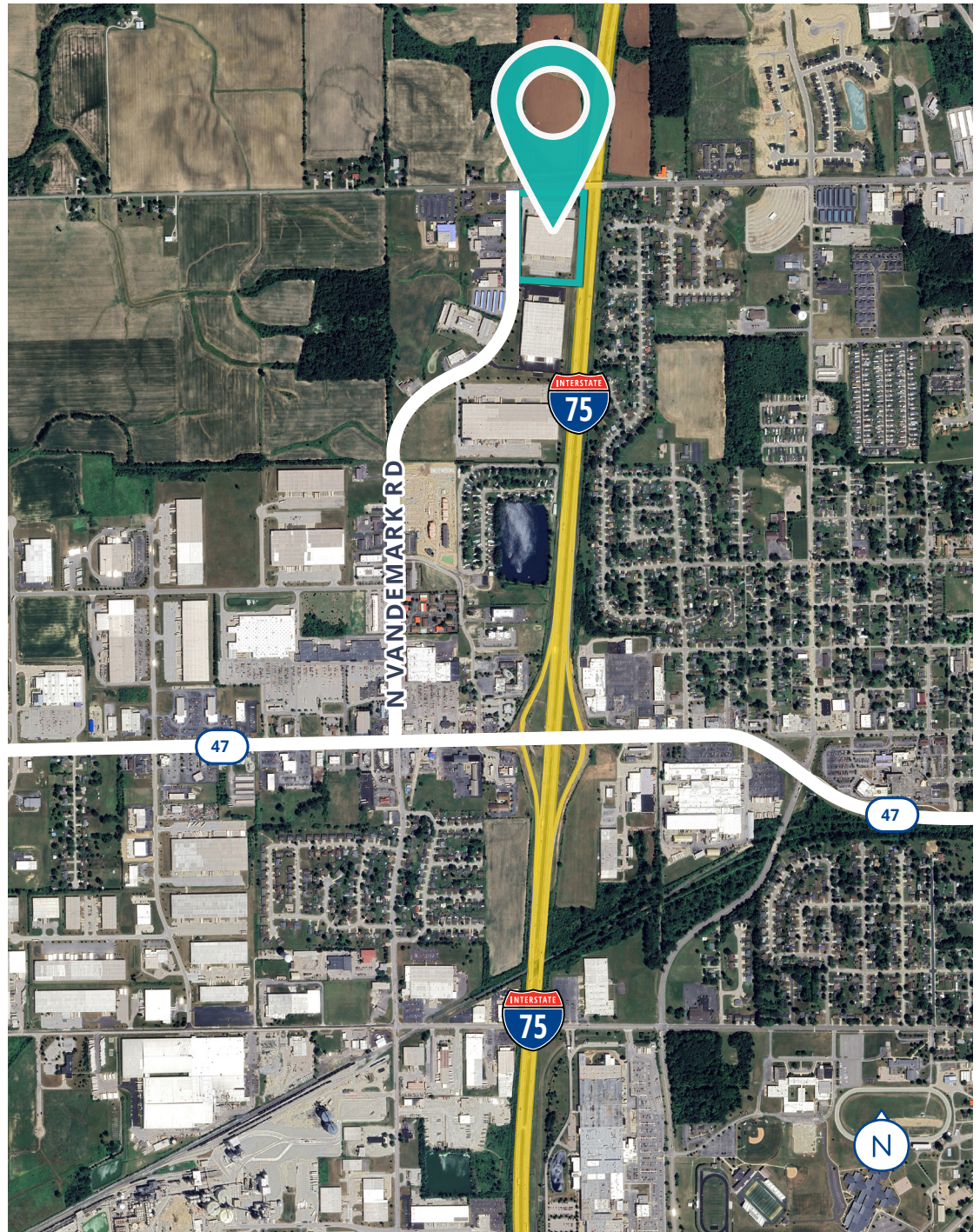
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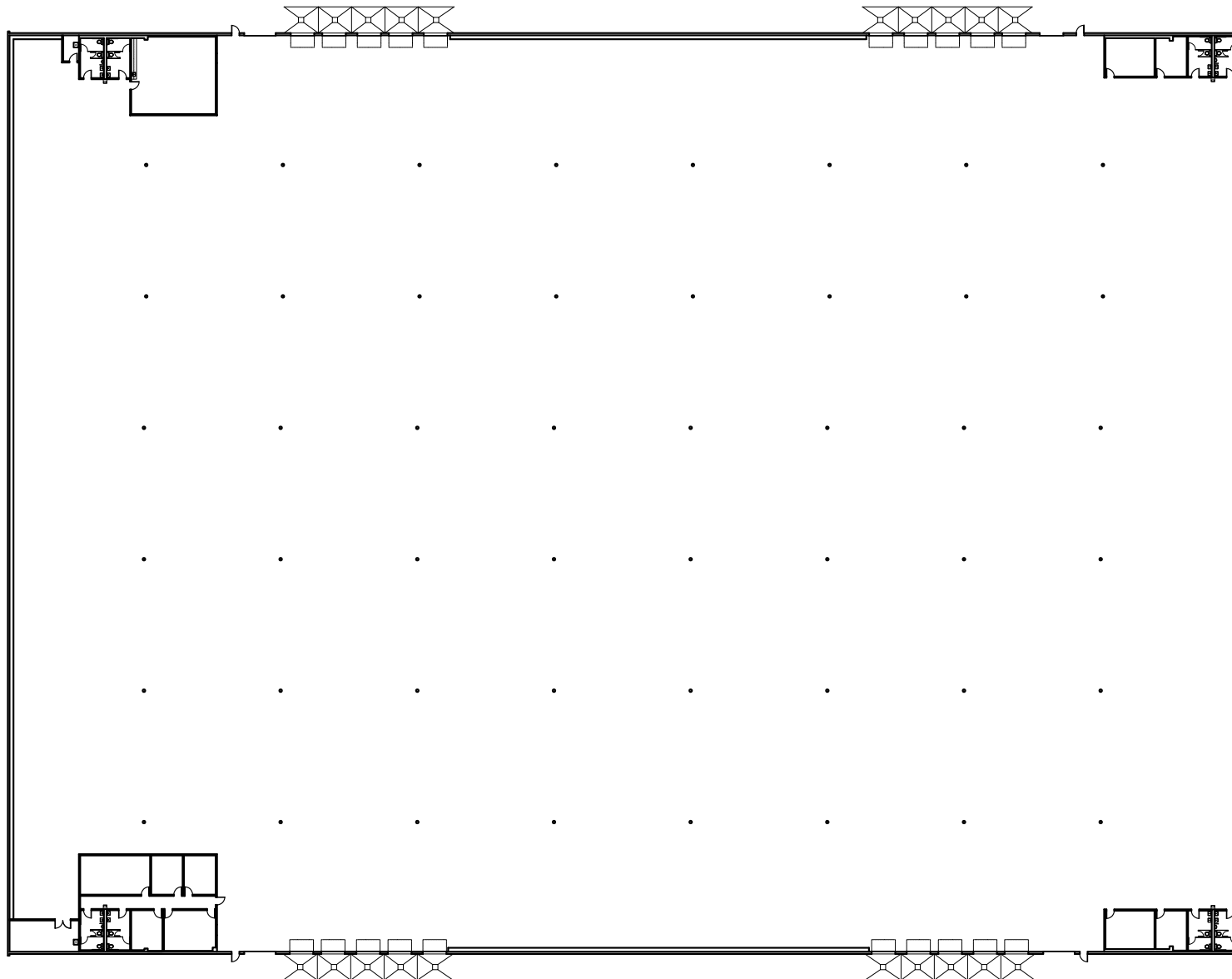
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Property Details

Building SF	163,800 SF
Divisible	Minimum 81,900 SF
Year Built	2004
Parcel Size	11.00 AC
Eave Height	21'-24'
Docks	20 (9' x 10')
Drive-ins	4 (12' x 14')
Column Spacing	50' x 52'
Zoning	I-2, General Industrial
Sprinkler	ESFR
Power	Four (4) – 400 amp 277/480 3-Phase panels with 120V 225 amp sub panels. Additional 2000 amp 277/480 3-Phase Main Switch Gear and 2000 amp 277/480 3-phase distribution panel.



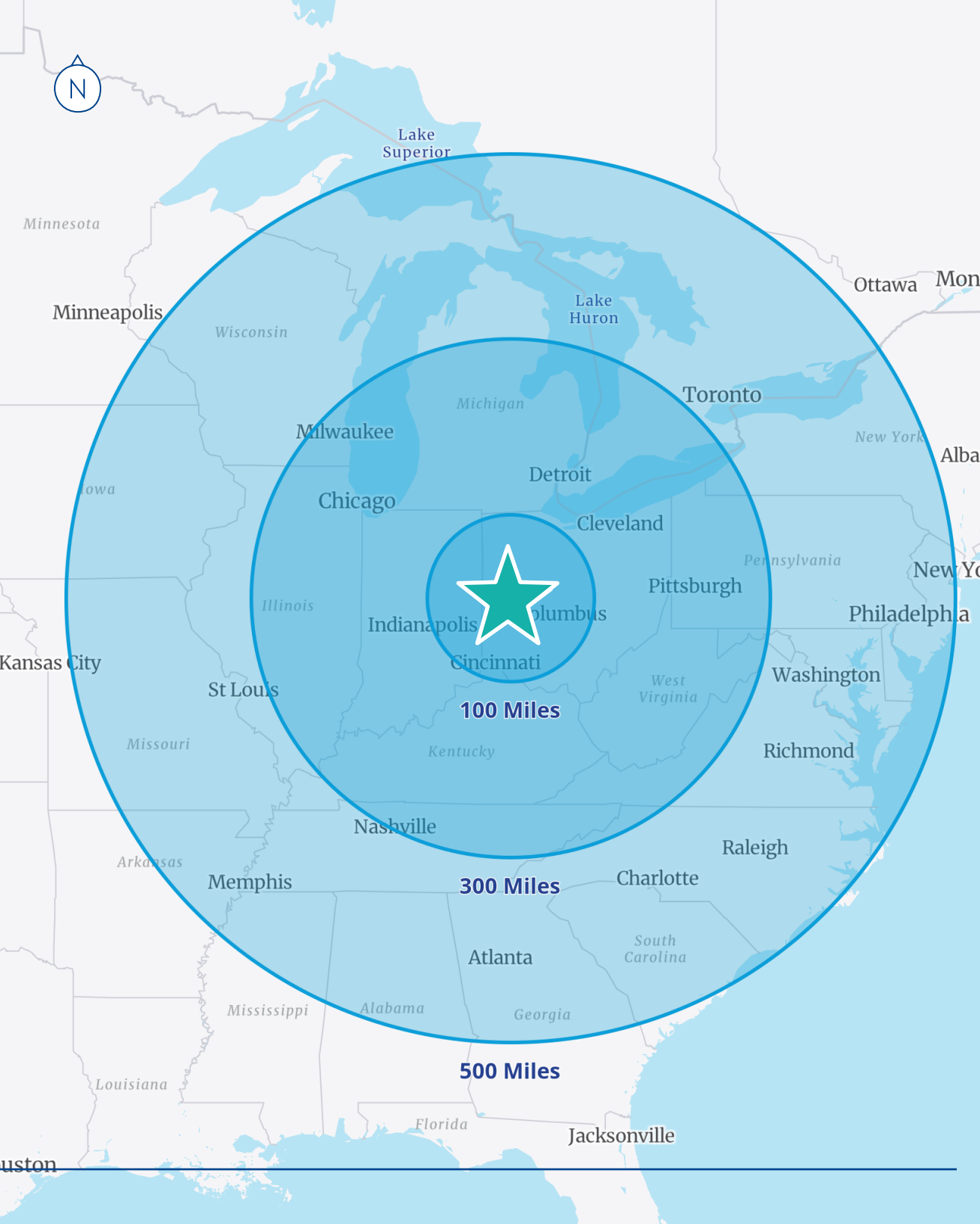
Floor Plan



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Property Photos





Sidney, OH

- Sidney-Shelby County was ranked #3 Top U.S. Micropolitan by Site Selection Magazine in 2022, making it the region's 12th consecutive appearance in the Top 100 Micro ranking
- 49.4% of the area's employment is in manufacturing – the largest percentage of manufacturing jobs per capita in the State of Ohio
- Shelby County is home of two of the top three employers in the Dayton Region – Honda Engine Plant and Emerson Climate Technologies

Logistics

- Shelby County is part of the I-75 corridor with access to the interstate from seven different interchanges— Four of these interchanges occur throughout the Sidney City Limits
- Sidney is within a day's drive of two-thirds of the U.S. population, providing the advantage of fast deliveries and lower freight costs to major markets
- Sidney is equipped with a modern municipal airport, and Dayton International Airport is less than 35 miles away



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