



FOR SALE & LEASE
COMPLETED AUGUST 2023

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1000 Tower Drive

Fort Loramie, Ohio 45845

Located in Fort Loramie Industrial Park

PROPERTY HIGHLIGHTS

- 24,000 SF on 3.4 Acres
- 800 amp/3 phase electric
- 6" concrete
- 2 OH Doors (10' W x 12' H)
- 2 Dock Doors
- 24' Clear Height
- Potentially divisible

SALE PRICE

\$2,625,000

ASKING RATE

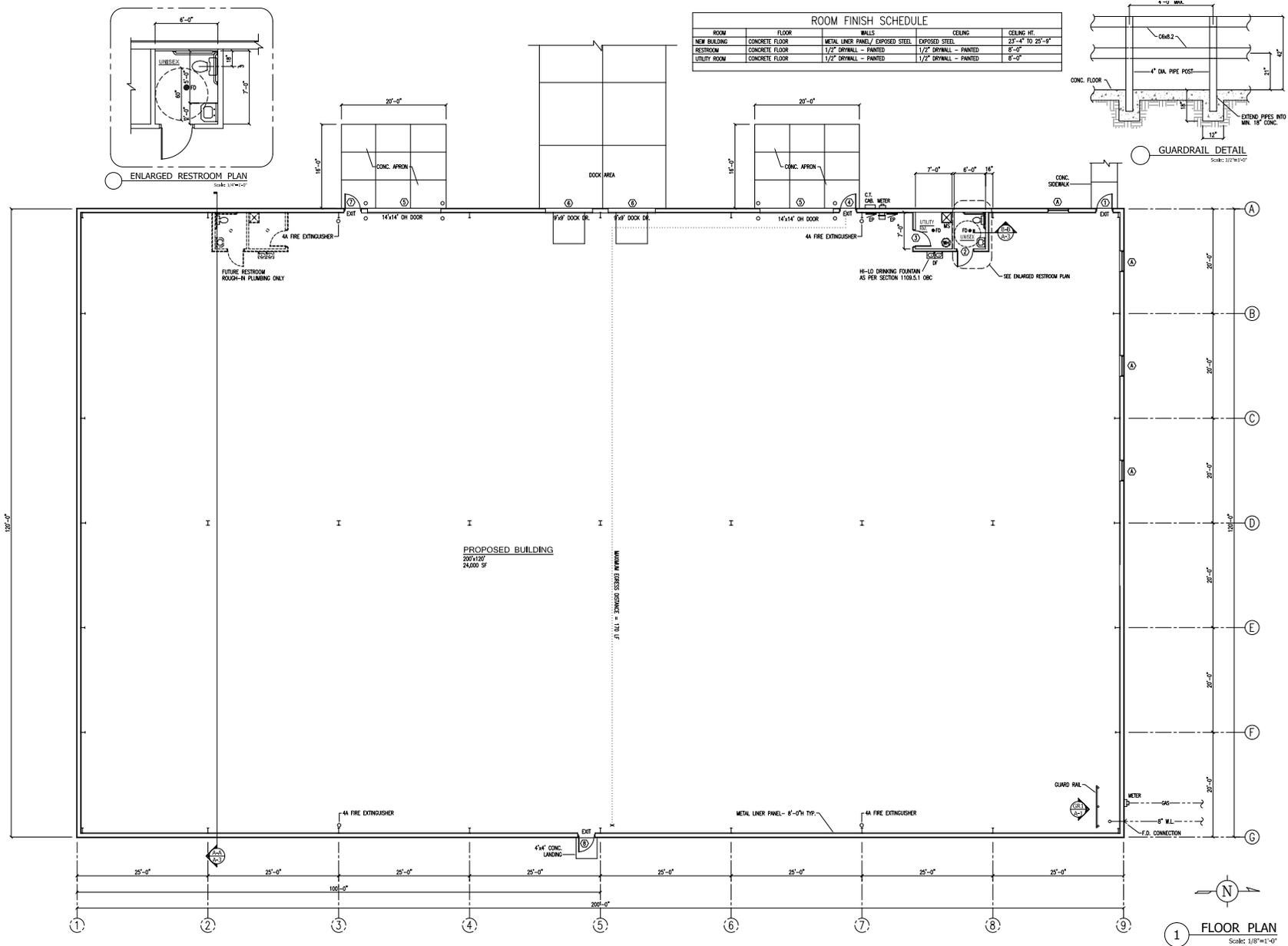
\$8.95/SF



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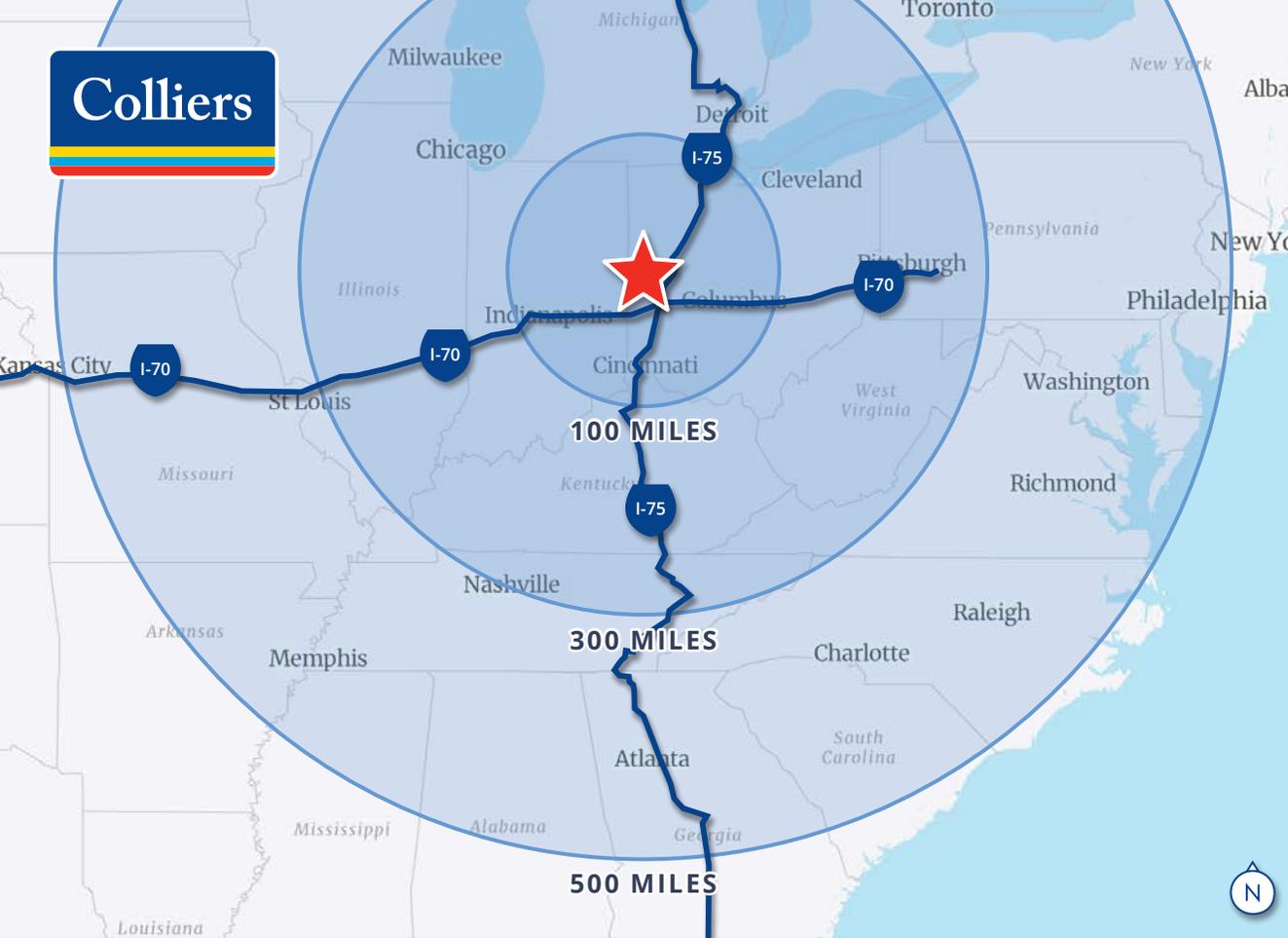
Floor Plan



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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.

“CROSSROADS OF AMERICA”

The I-70/I-75 interchange is known as the Crossroads of America because it is a major transportation hub for the United States. The interchange connects two of the country’s most heavily traveled interstate highways, I-70 and I-75, which carry a significant amount of freight traffic.

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