

OFFICE FACILITY- PRICE REDUCED!



2633 CAMPBELL ROAD SIDNEY, OHIO 45365



Property Highlights:

Square Feet: 29,089 SF

Sale Price: \$1,900,000

Lease Rate: \$8.00 NNN SF/Year

- ✓ Intercom System
- ✓ Handicapped (ADA) Accessible
- ✓ 5 Minutes to I-75
- ✓ Elevator



Tim Echemann

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Land: 5.21 Acres

1st Floor SF: 16,396 SF

2nd Floor SF: 16,396 SF

Year Built: 1989 - 1990

Power: 1600 Amp. Electric

Sprinkler System: Wet

Roof: Single Membrane Carlisle Roof

Utilities: City Water & Sewer

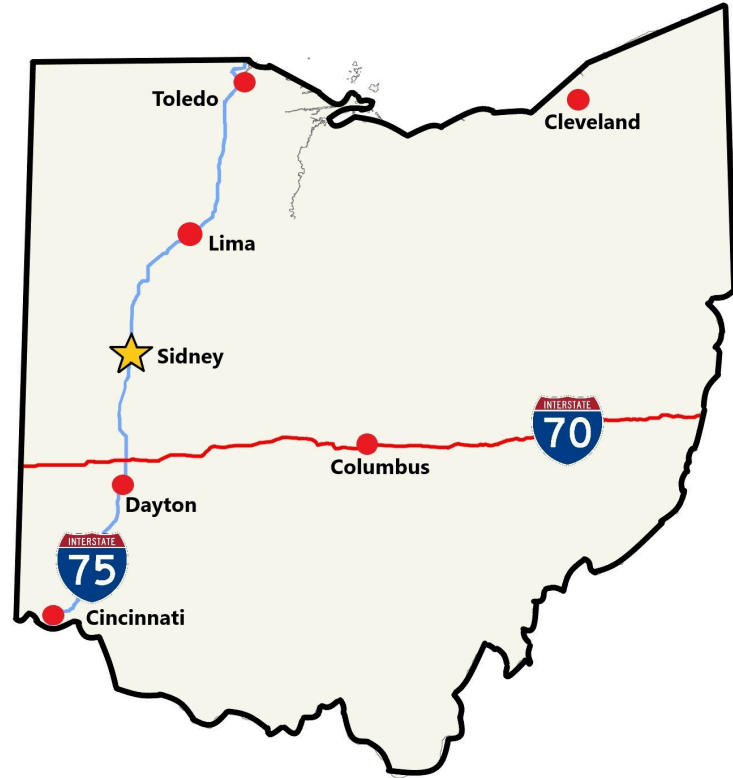
HVAC Plant: Zone Controlled
Heat & A/C

Lighting: Fluorescent & Canned

Zoning: IIM; Industry Innovation
Manufacturing

Parcel Number: 01-1834327.002

Annual Taxes: \$24,716.82



Scan for more info



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Location:

Sidney, is located in Shelby County, which 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. Along with easy access to I-75, I-70 is only 30 minutes south of Sidney. These interstates provide major access to many different markets within day's drive.



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