



1521 Michigan Street  
Sidney, OH 45365

# For sale or lease

72,289 - 165,230 SF industrial facility on 33+ AC

## Property overview

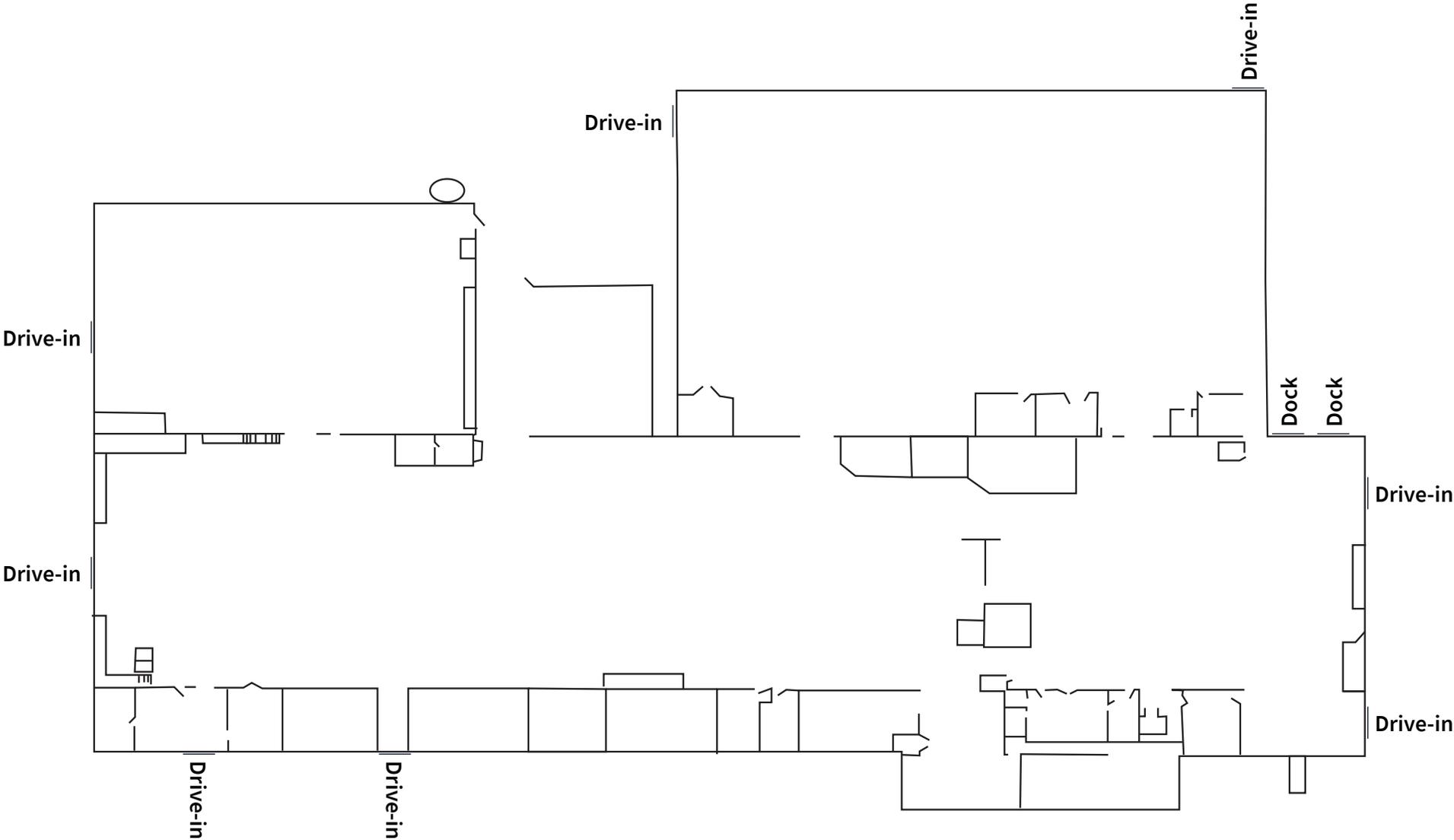
- Industrial facility totaling 165,230 SF
- 33.81 AC site
- Heavy manufacturing, machine shop, warehouse, distribution and office space
- Excellent visibility and access to I-75
- Recent building expansion and investment
- Land available for expansion
- Single or multiple tenant configurations
- Available now



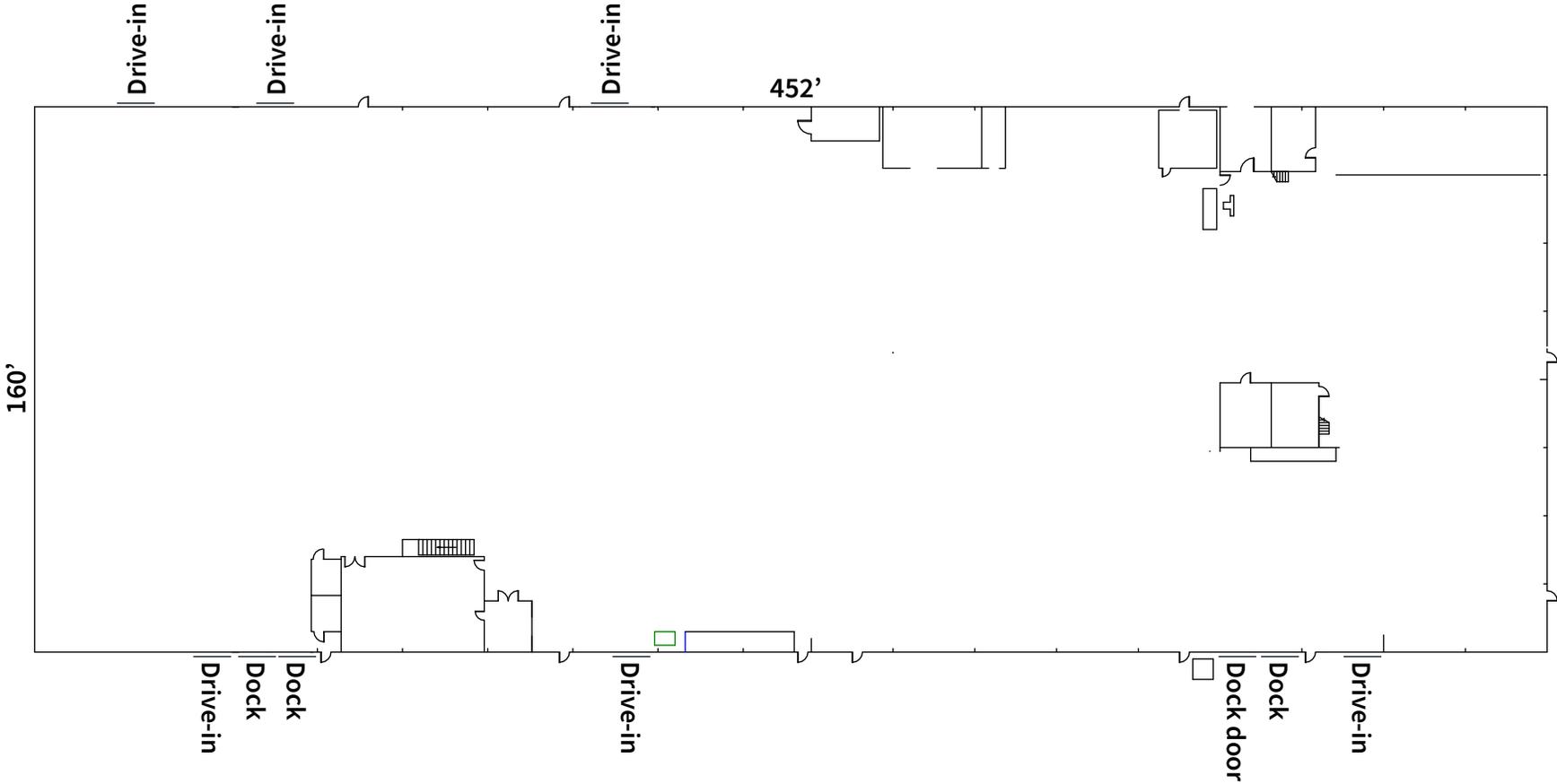
# Site plan



# Building 1



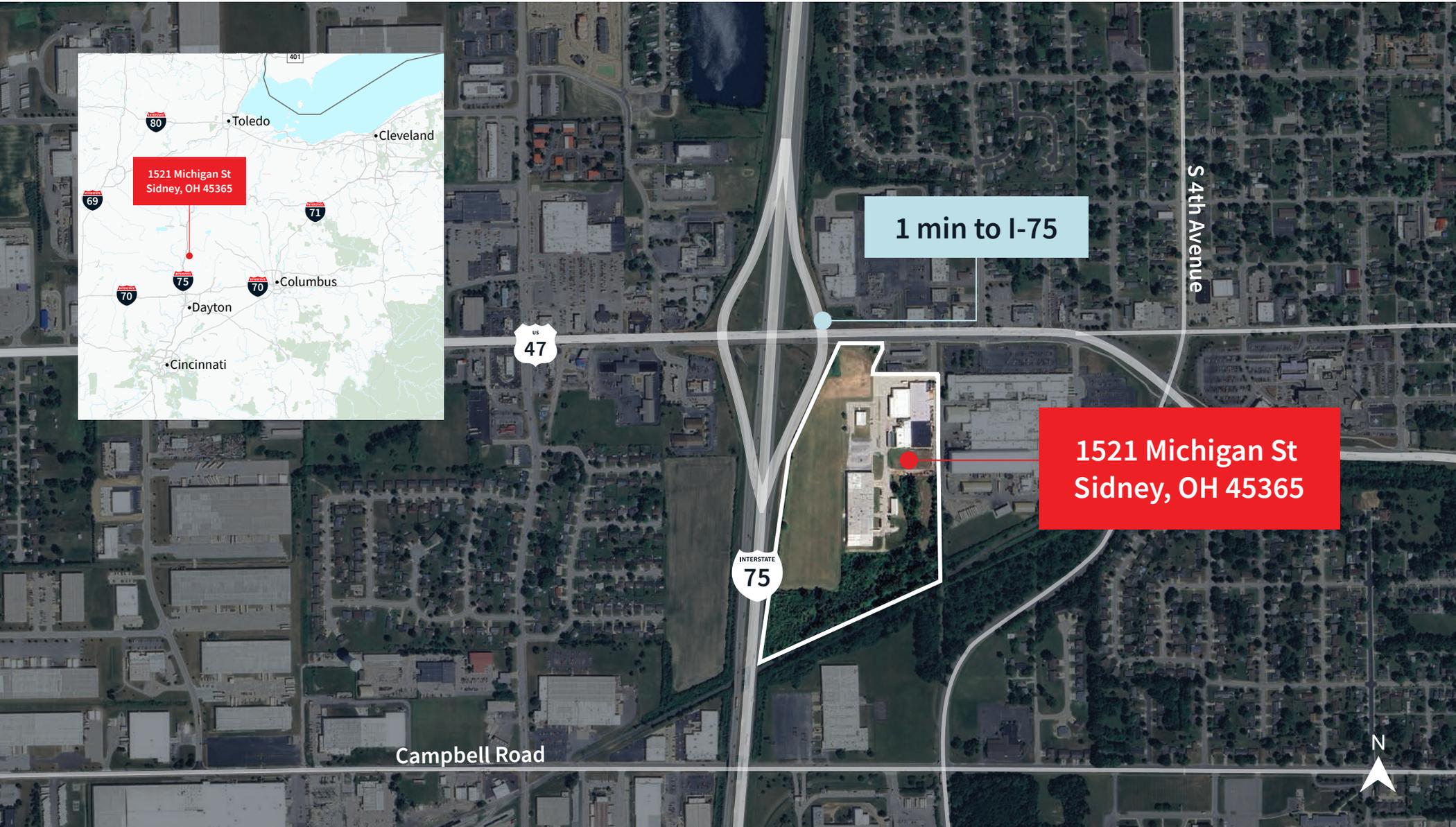
# Building 2



# Specs

	Office	Building 1	Building 2
<b>Total SF</b>	5,000 SF	85,995 SF	72,289 SF
<b>Office SF</b>		+/-1,000 SF	+/-2,700 SF
<b>Roof</b>	Rubber membrane	Metal & membrane portion	Metal
<b>Clear height</b>		13'8" - 22'5"	20'-24'
<b>Loading docks</b>		2 - 8' X 8'	4 - 8' X 10'
<b>Drive-in doors</b>		6	8
		1 - 10' X 10'	1 - 11' X 14'
		4 - 12' X 12'	2 - 20' X 14'
		1 - 16' X 16'	2 - 20' X 20'
			3 - 10' X 10'
<b>Locker rooms/showers/RR</b>		Yes	Yes
<b>Power</b>		1800 A/480V/3 Phase	7200 A/480V/3 Phase
<b>Columns</b>		Varies	23'x80'
<b>Sprinklers</b>	None	None	Wet
<b>Heating</b>	Split system	Gas	Gas
<b>Lease rate</b>	\$4.75 PSF NNN	\$4.25 PSF NNN	\$4.75 PSF NNN
<b>Estimated taxes</b>	\$0.39 PSF	\$0.39 PSF	\$0.39 PSF

# Location





+/- 22 AC  
storage/expansion  
area

1521 Michigan Street / Sidney, Ohio





**JLL**

**Tom Fairhurst**

*Senior Managing Director*

Tom.fairhurst@jll.com

+1 513 297 2511

+1 513 502 8436

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