

# Sidney I-75 Industrial Facility | Former Reliable Castings Foundry | Bankruptcy Sale

1521 Michigan Street, Sidney, OH 45365





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SECTION 1

# Executive Summary

OFFERING SUMMARY

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INVESTMENT HIGHLIGHTS

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# OFFERING SUMMARY



Listing Price  
**\$4,900,000**



Occupancy  
**To Be Delivered Vacant**  
**February 1, 2025**



Price/SF  
**\$29.66**

## FINANCIAL

Listing Price	\$4,900,000
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Price/SF	\$29.66
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## PROPERTY

Square Feet	165,230 SF
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Office Percentage	3%
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Lot Size	33.81 Acres (1,472,763 SF)
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Year Built/Renovated	1952 / 2018
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# SIDNEY I-75 INDUSTRIAL FACILITY | FORMER RELIABLE CASTINGS FOUNDRY | BANKRUPTCY SALE

1521 Michigan Street, Sidney, OH 45365

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## INVESTMENT OVERVIEW

Bankruptcy sale of 165,230 square foot industrial facility on 33+ acres at I-75 and Michigan Street. Reliable Castings is in the process of liquidating all machinery and equipment and will deliver the property vacant.

## INVESTMENT HIGHLIGHTS

Bankruptcy sale of industrial facility | Former Reliable Castings foundry, castings operation and warehouse

165,230 square feet of heavy manufacturing, machine shop, warehouse, distribution and office space

Excellent visibility | 33.819 Acres with over 2,000 feet of I-75 Frontage and immediate highway access

Significant recent building expansions and investments | 19% of building area constructed since 2012

Excess and surplus land for expansion and development supports various business plans

Property and building configurations can be utilized by a single business or multiple occupants

Limited industrial supply and availability in submarket - 2.3% vacancy rate (Source: CoStar)

Property will be delivered vacant | Available for new occupancy beginning February 1, 2025







SECTION 2

# Property Information

PROPERTY DETAILS

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SITE PLAN RENDERING

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SUMMARY OF BUILDINGS

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SITE HISTORY

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CONSTRUCTION DETAILS

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CAPITAL INVESTMENTS

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REGIONAL MAP

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LOCAL MAP

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AERIAL MAP

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**SITE DESCRIPTION**

Assessors Parcel Numbers	01-1835126.008 and 01-1835126.009
City	City of Sidney
County	Shelby
Zoning	IIM, Industry Innovation Manufacturing District
Total Lot Size	33.8190 Acres
Gross Building Area	165,230 Square Feet

**TAX ASSESSOR**

1521 Michigan Street Parcel Number	01-1835126.008
2023 Assessor Appraised Value	\$3,924,300
Current Estimated Tax for parcel (Source: Shelby County)	\$60,820
1525 Michigan Street Parcel Number	01-1835126.009
2023 Assessor Appraised Value	\$83.250
Current Estimated Tax for parcel (Source: Shelby County)	\$1,291

**UTILITIES & SERVICES**

Electric	AES
Sewer	City of Sidney
Water	City of Sidney
Natural Gas	CenterPoint Energy
Rail	Adjacent rail line is abandoned or not active







**BUILDINGS - SIZE AND AGE**

	SIZE (SQUARE FEET)	YEAR BUILT
Automated Castings Operation (ACO) Building	60,289	1974
ACO Building Expansion	12,000	2018
Sand Foundry Building	65,995	1953
Machine Shop Expansion	20,000	2012
Office Building	5,000	1974
Storage Building - North	2,700	2021
Pole Storage Building - South	4,090	1992
	<b>170,074</b>	



**SITE HISTORY**

- Sidney Aluminum Products constructed its foundry in 1953
- The original building included the shipping dock, heat treat and cleaning room
- Sidney Aluminum Products expanded the foundry from 1963 - 1968
- Consolidated Metco constructed the Office Building and a Radiator Plant in 1974 for its Sidney Plant
- Reliable Castings Corporation purchased the Sidney property in 1986
- Reliable Castings converted the Radiator Plant into the Automated Castings Operation building
- In 2012, a 20,000 square foot Machine Shop was constructed as an expansion on the sand foundry building
- In 2018, a 12,000 addition was built on the Automated Castings Operation building



**CONSTRUCTION DETAILS**

	<b>OFFICE</b>	<b>SAND FOUNDRY</b>	<b>ACO BUILDING</b>
Structural Frame	Steel	Steel, Masonry	Steel
Exterior Walls	Metal	Metal	Metal
Windows	Aluminum Frame Units	None	None
Roof	Rubber Membrane	Metal & Membrane portion	Metal
Clear Height	-	13'8" - 22'5"	20'8" - 23'9"
Loading Docks	-	2 - 8' x 8'	4 - 8' x 10'
Drive-in Doors	-	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>Interior Finishes</b>			
Floors	Vinyl, Carpet	Sealed concrete, vinyl	Sealed concrete, vinyl
Walls	Drywall	Metal, concrete block, open to insulation	Metal, concrete block, open to insulation
Ceilings	Acoustical ceiling tile	Open to insulation	Open to insulation
HVAC	Central	Gas	Gas
Heating	Gas	Gas	Gas
Air Conditioning	Central	None	None
Sprinklers	None	-	Locker, bath, break room



**RECENT CAPITAL INVESTMENTS**

<b>YEAR</b>	<b>DESCRIPTION</b>	<b>COST (\$)</b>
2011	Foundry addition (Part 1)	754,338
	600 AMP Electrical project	54,135
	Ventilation project	31,239
2012	Foundry addition (Part 2)	473,927
	Purchased Pub property at 1525 Michigan Street	139,309
	Land improvements	169,498
	ACO Windows, doors, expansion	37,364
2013	ACO Parking lot, north - Milligan Co.	116,980
	ACO Locker room - Freytag & Baumer	286,064
2015	Sand foundry roofing work	19,800
2018	Huelskamp Drainage - water and sewer service	124,000
	Building addition - Ferguson Construction	496,069
2020	Office Plumbing - Slagle	8,840
2021	Storage building construction - Cleary	91,142
	Construction engineering	41,300
	ACO Electrical and AC	154,147
	Roof vents for new furnaces	19,406
		<b>\$3,017,558</b>

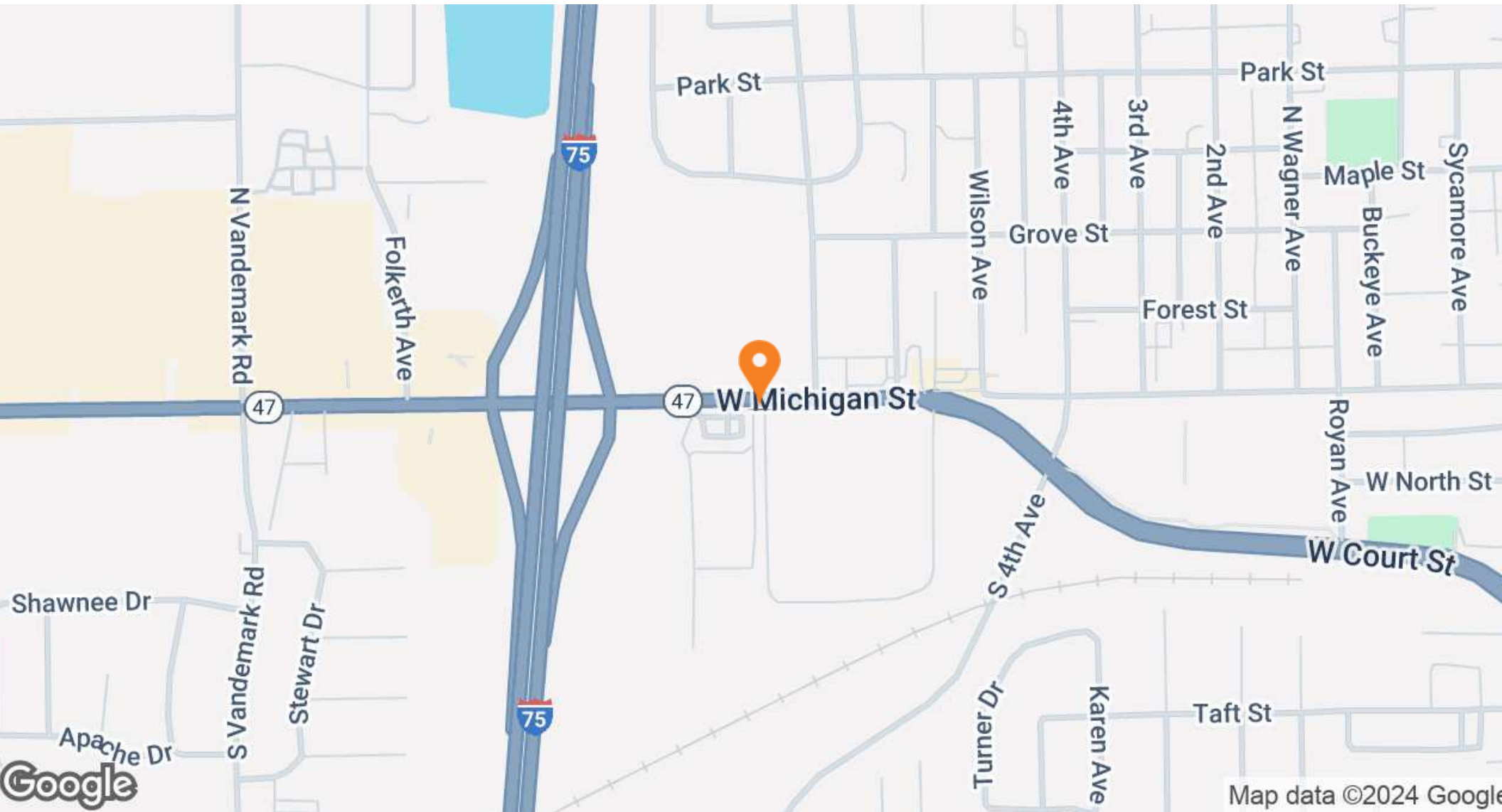






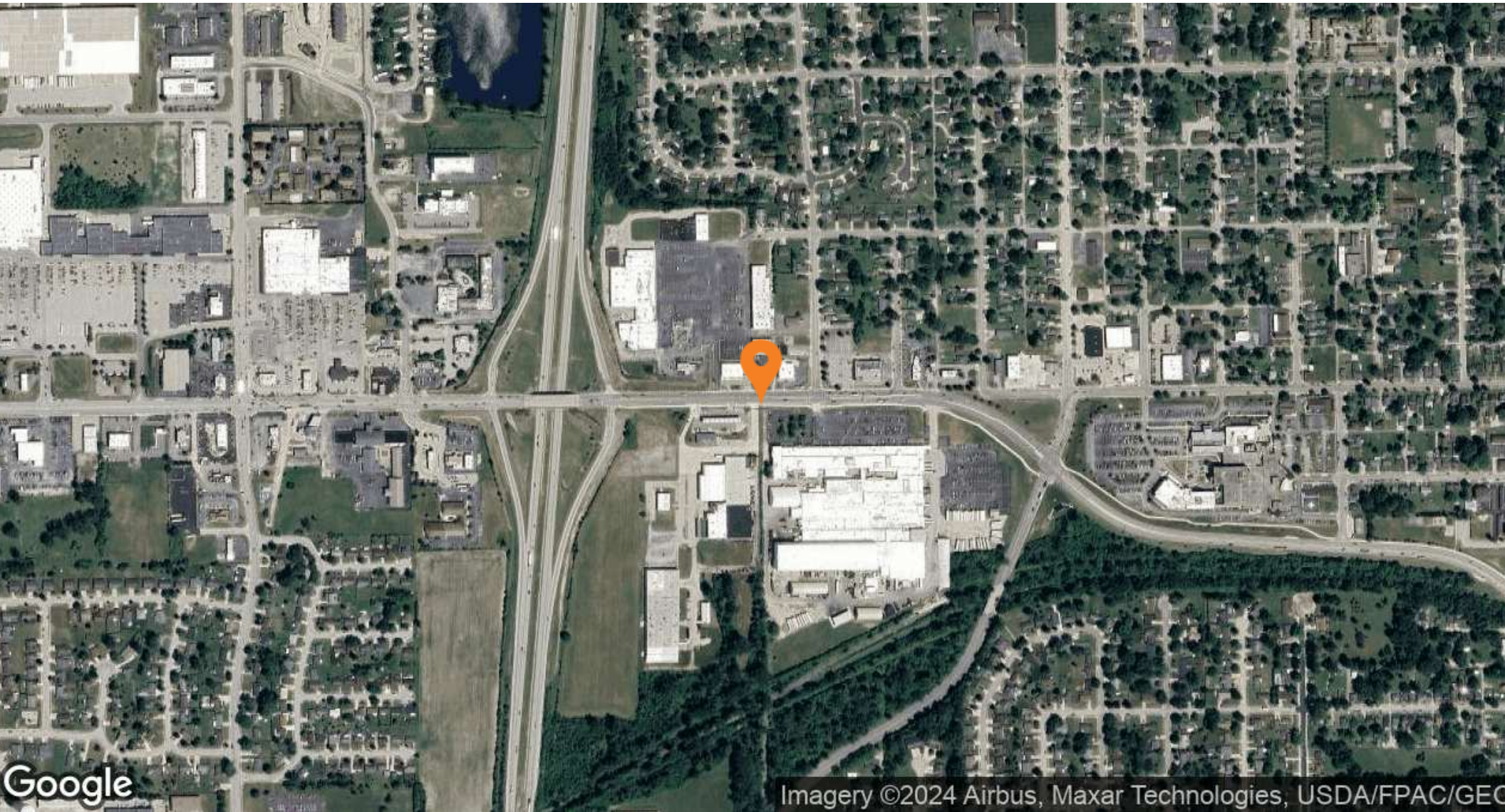








AERIAL MAP // Sidney I-75 Industrial Facility | Former Reliable Castings Foundry | Bankruptcy Sale









SECTION 3

# Photos

PHOTOS - ACO BUILDING

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PHOTOS - FOUNDRY

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PHOTOS - MACHINE SHOP

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PHOTOS - STORAGE BUILDINGS

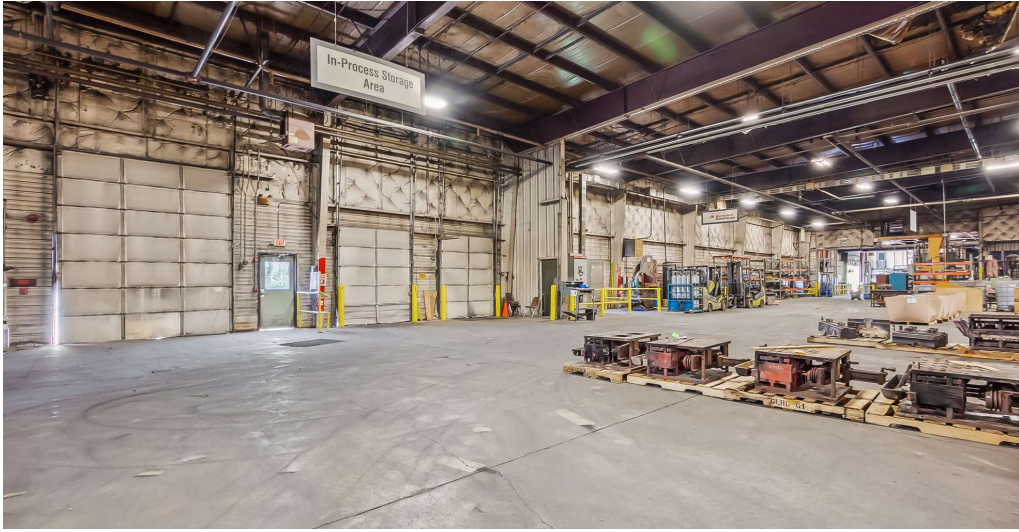
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PHOTOS - OFFICE

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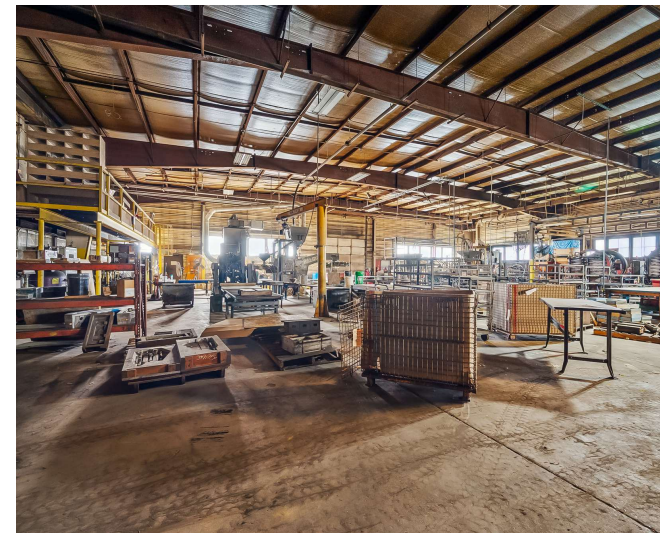
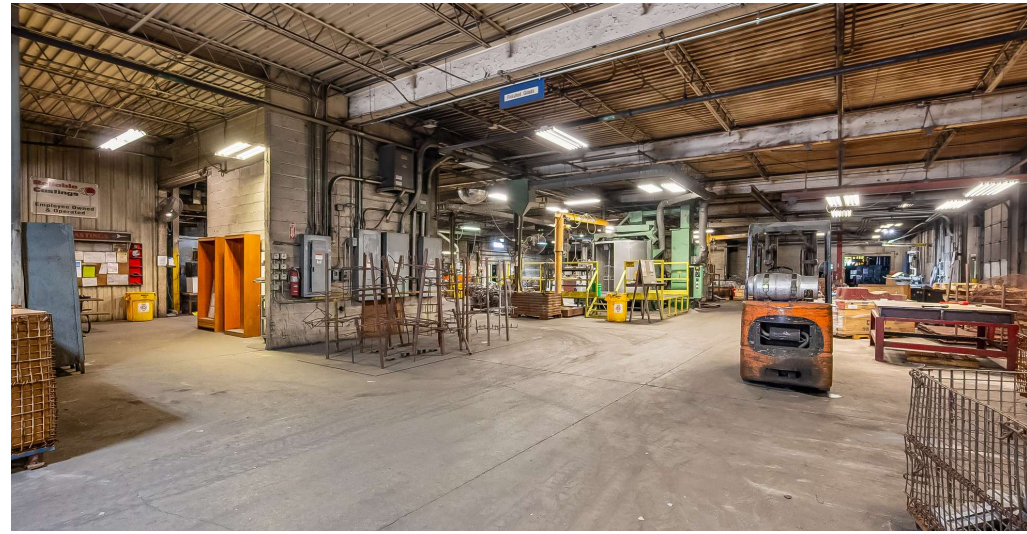
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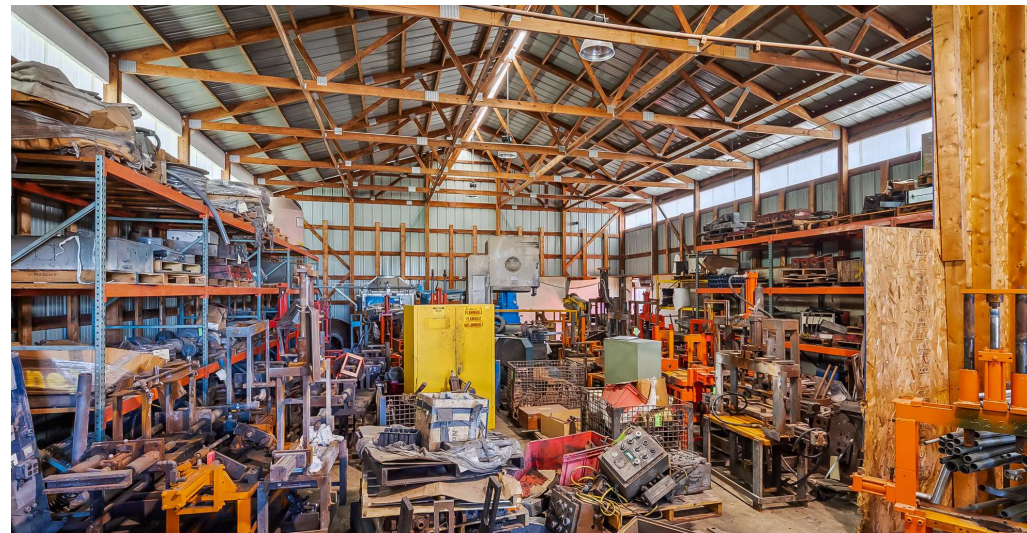
PHOTOS - FOUNDRY // Sidney I-75 Industrial Facility | Former Reliable Castings Foundry | Bankruptcy Sale













Sidney I-75 Industrial Facility | Former Reliable Castings Foundry | Bankruptcy Sale // PHOTOS - OFFICE









SECTION 4

# Market Overview

DEMOGRAPHICS

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POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	5,501	22,850	27,301
<b>2023 Estimate</b>			
Total Population	5,489	22,699	27,143
<b>2020 Census</b>			
Total Population	5,289	21,904	26,151
<b>2010 Census</b>			
Total Population	5,487	22,687	27,168
<b>Daytime Population</b>			
2023 Estimate	8,785	27,499	32,626
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Households	2,171	9,189	10,764
<b>2023 Estimate</b>			
Total Households	2,160	9,096	10,666
Average (Mean) Household Size	2.5	2.5	2.5
<b>2020 Census</b>			
Total Households	2,159	9,060	10,628
<b>2010 Census</b>			
Total Households	2,143	8,928	10,484

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2023 Estimate</b>			
\$200,000 or More	0.9%	3.0%	3.2%
\$150,000-\$199,999	3.3%	4.6%	5.3%
\$100,000-\$149,999	9.2%	13.2%	14.3%
\$75,000-\$99,999	15.8%	16.1%	16.3%
\$50,000-\$74,999	19.3%	18.2%	18.1%
\$35,000-\$49,999	17.1%	13.9%	13.4%
\$25,000-\$34,999	10.3%	11.1%	10.5%
\$15,000-\$24,999	13.3%	10.6%	10.2%
Under \$15,000	10.9%	9.2%	8.5%
Average Household Income	\$61,319	\$73,931	\$77,203
Median Household Income	\$48,566	\$57,580	\$60,864
Per Capita Income	\$24,302	\$29,769	\$30,516
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2023 Estimate Total Population	5,489	22,699	27,143
Under 20	27.9%	27.5%	26.9%
20 to 34 Years	19.5%	18.7%	18.1%
35 to 39 Years	5.7%	5.8%	5.7%
40 to 49 Years	10.7%	10.9%	11.0%
50 to 64 Years	18.6%	19.6%	20.2%
Age 65+	17.6%	17.4%	18.1%
Median Age	37.2	38.3	39.4
<b>Population 25+ by Education Level</b>			
2023 Estimate Population Age 25+	3,636	15,082	18,228
Elementary (0-8)	3.6%	2.8%	2.7%
Some High School (9-11)	10.1%	8.4%	8.2%
High School Graduate (12)	47.1%	40.7%	40.1%
Some College (13-15)	19.9%	20.2%	20.0%
Associate Degree Only	8.7%	9.9%	10.2%
Bachelor's Degree Only	6.1%	11.3%	11.9%
Graduate Degree	4.4%	6.6%	6.9%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	16.0	17.0	18.0





## POPULATION

In 2023, the population in your selected geography is 27,143. The population has changed by -0.09 since 2010. It is estimated that the population in your area will be 27,301 five years from now, which represents a change of 0.6 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 39.4, compared with the U.S. average, which is 38.7. The population density in your area is 345 people per square mile.



## EMPLOYMENT

In 2023, 12,530 people in your selected area were employed. The 2010 Census revealed that 46.7 percent of employees are in white-collar occupations in this geography, and 32.8 percent are in blue-collar occupations. In 2023, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 17.00 minutes.



## HOUSEHOLDS

There are currently 10,666 households in your selected geography. The number of households has changed by 1.74 since 2010. It is estimated that the number of households in your area will be 10,764 five years from now, which represents a change of 0.9 percent from the current year. The average household size in your area is 2.5 people.



## HOUSING

The median housing value in your area was \$156,182 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 6,708.00 owner-occupied housing units and 3,777.00 renter-occupied housing units in your area.



## INCOME

In 2023, the median household income for your selected geography is \$60,864, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 46.24 since 2010. It is estimated that the median household income in your area will be \$66,235 five years from now, which represents a change of 8.8 percent from the current year.

The current year per capita income in your area is \$30,516, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$77,203, compared with the U.S. average, which is \$100,106.



## EDUCATION

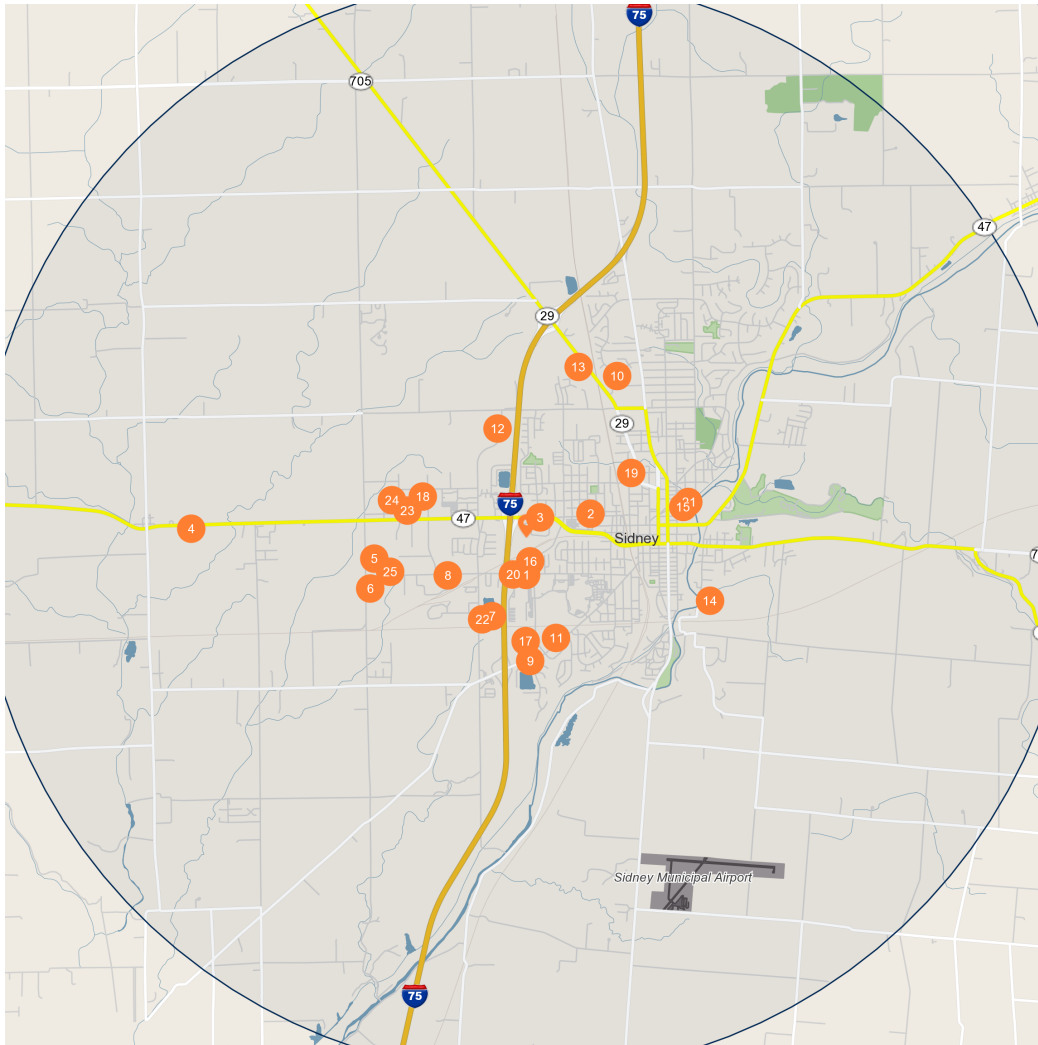
The selected area in 2023 had a higher level of educational attainment when compared with the U.S. averages. Only 6.9 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 11.9 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was higher than the nation's at 10.2 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 40.1 percent vs. 26.9 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 20.0 percent in the selected area compared with the 20.1 percent in the U.S.

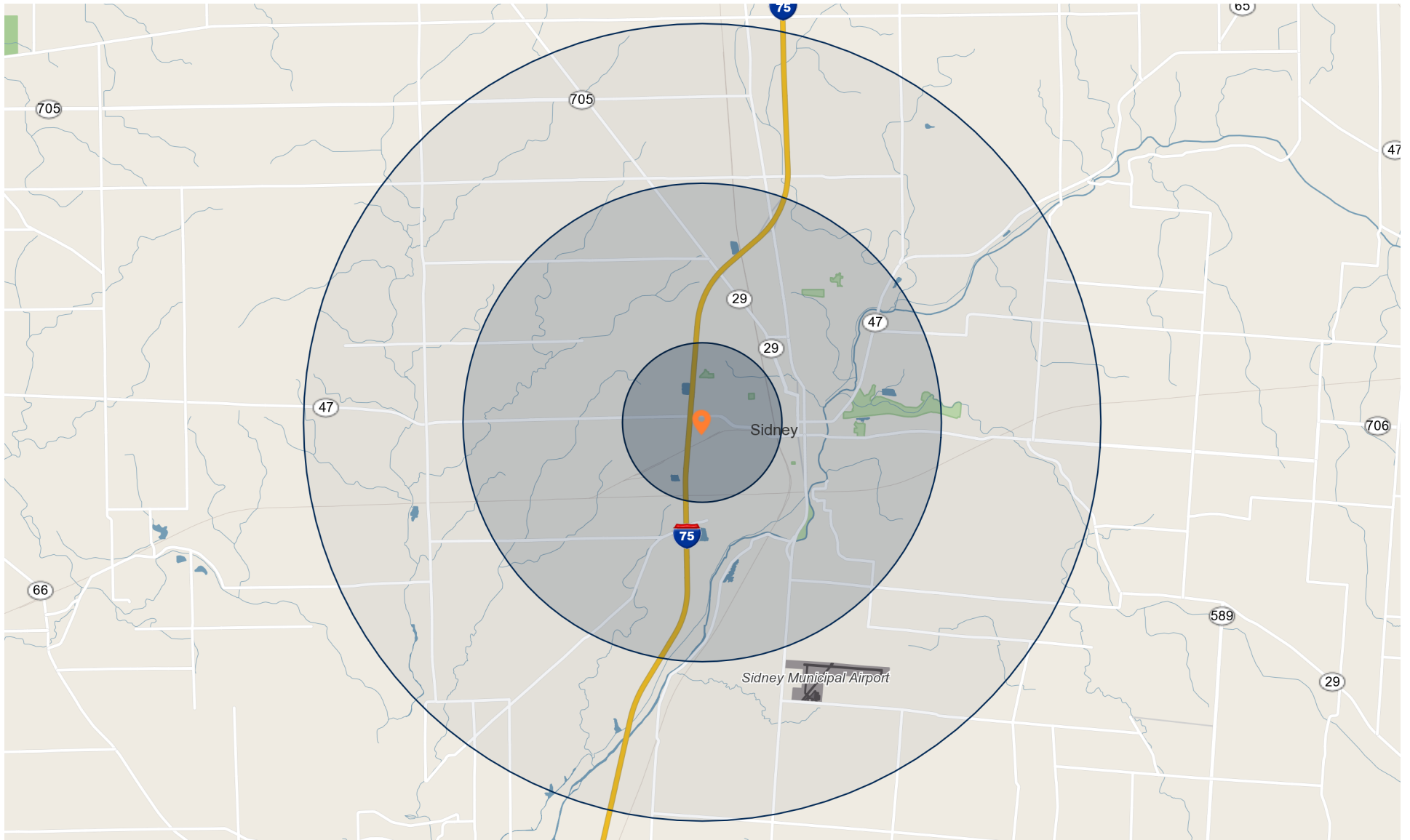


DEMOGRAPHICS // Sidney I-75 Industrial Facility | Former Reliable Castings Foundry | Bankruptcy Sale



Major Employers		Employees
1	Copeland LP	1,500
2	Shelby County Mem Hosp Assn-Wilson Health	679
3	American Trim LLC	600
4	Continental Express Inc	550
5	Ross Casting & Innovation LLC-Rci	350
6	Norcold LLC	280
7	Auria Sidney LLC	262
8	Mastic Home Exteriors Inc-Ply Gem Siding Group	250
9	Schwans Mama Rosass LLC-Mama Rosass	249
10	Conform Automotive LLC	225
11	Advanced Composites Inc-Sidney Plant	220
12	Copeland LP-Design Services Network	220
13	Area Energy & Electric Inc-Honeywell Authorized Dealer	219
14	Copeland LP-Condensing Unit Division	215
15	Clean All Services Inc-Clean All Services	203
16	Amos Media Company-Coin World	200
17	Edgewell Personal Care LLC	176
18	Hydro Extrusion Usa LLC	175
19	Ross Aluminum Castings LLC	165
20	Copeland Access + Inc	158
21	Ferguson Construction Company	150
22	Schindler Elevator Corporation-Schindler	150
23	Lowe's Home Centers LLC-Lowe's	138
24	Menard Inc	132
25	Stolle Machinery Company LLC-Stolle Machinery-Sidney	125









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