



FOR LEASE - NEW OWNERSHIP

600 N Stolle Ave

Sidney, OH 45365

Warehouse/Manufacturing Facility

Complete Interior and Exterior Renovations

50,000 SF - 199,000 SF

P: 937.492.4423

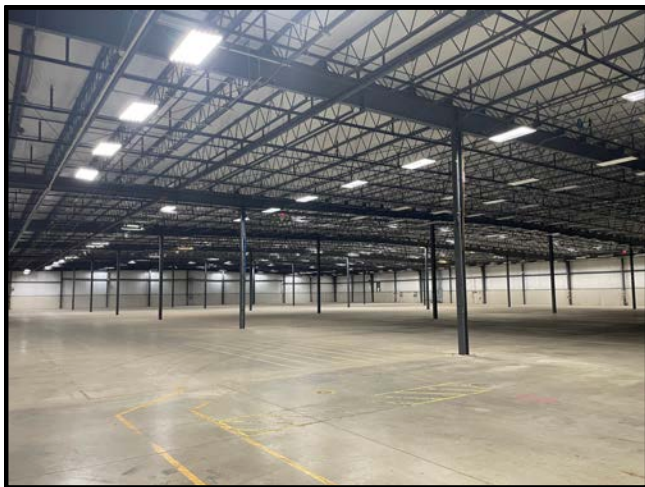
E: techemann@ipbindustrial.com or conrad@ipbindustrial.com



FOR LEASE

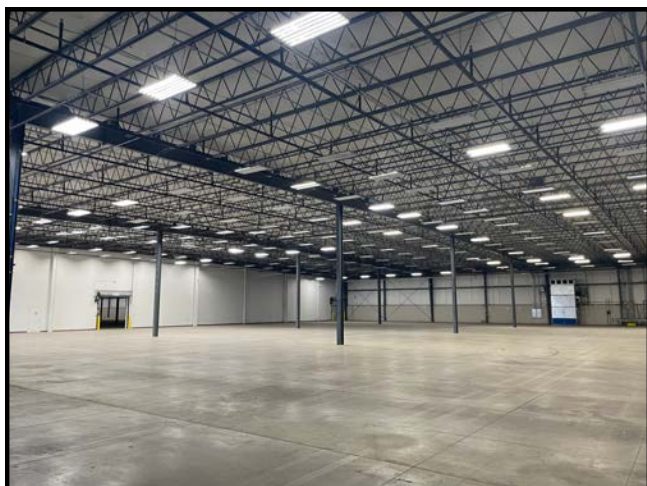
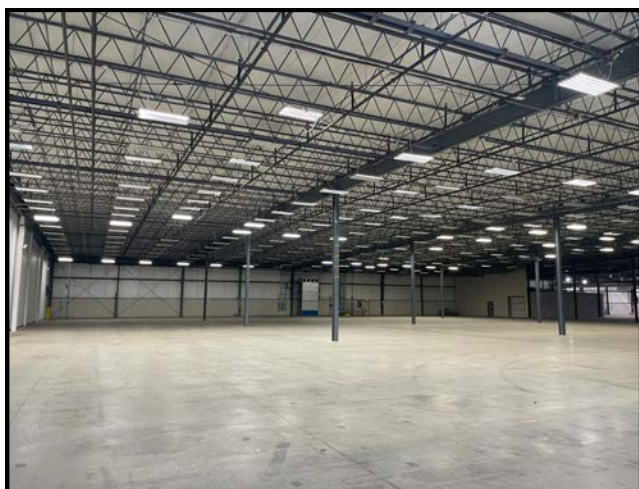
WAREHOUSE FACILITY

Sidney, OH | 50,000 SF - 199,000 SF



Building Specifications

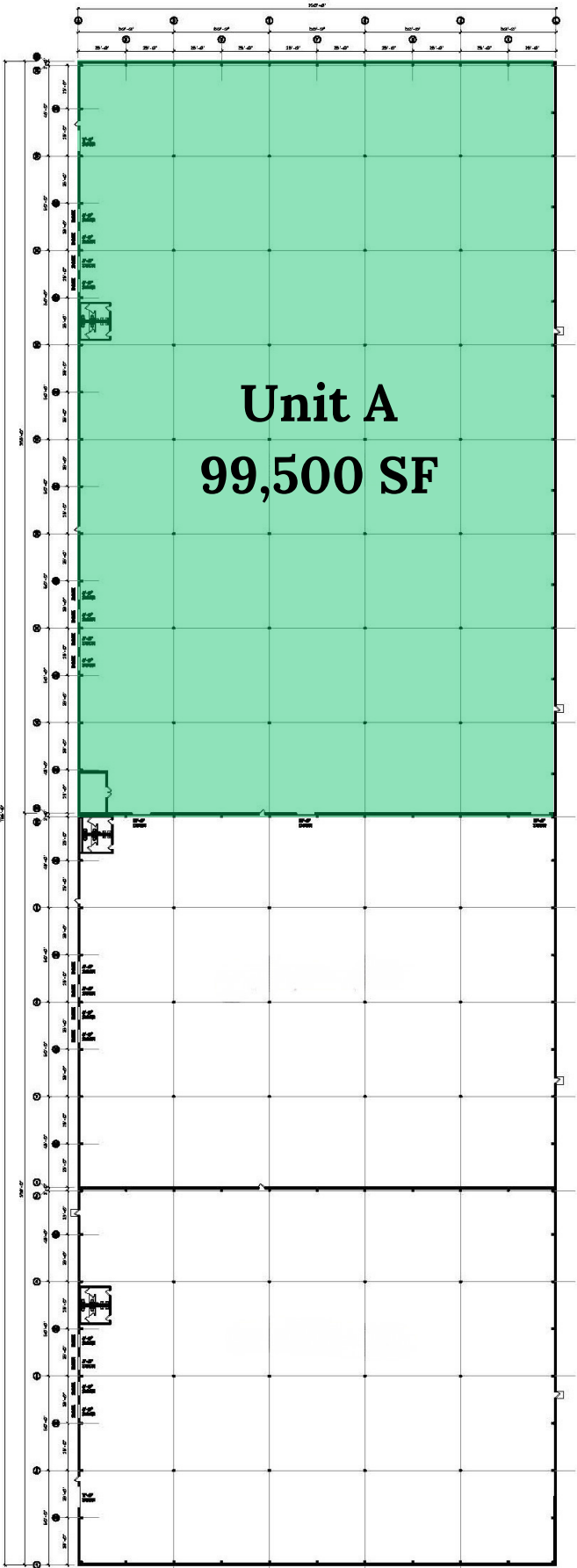
Warehouse SF	193,528 SF
Total Office SF	5,130 SF
Acreage	27.6 AC
Clear Height	21' - 23' 10"
Docks	Sixteen (16)
Drive-In Doors	Three (3)
Power	Two; 1,000 KVA Transformer Services
Power	3 Phase; 480/277 V; 400/800 A Panels
Column Spacing	50' x 50'
Lighting	LED
Zoning	IIM; Industrial
OPEX	+/- \$1.00 PSF
Sprinkler System	ESFR/50 PSI
HVAC	Air Rotation Unit
Air-Conditioned	Partially
Outside Storage	Yes



Floor Plans

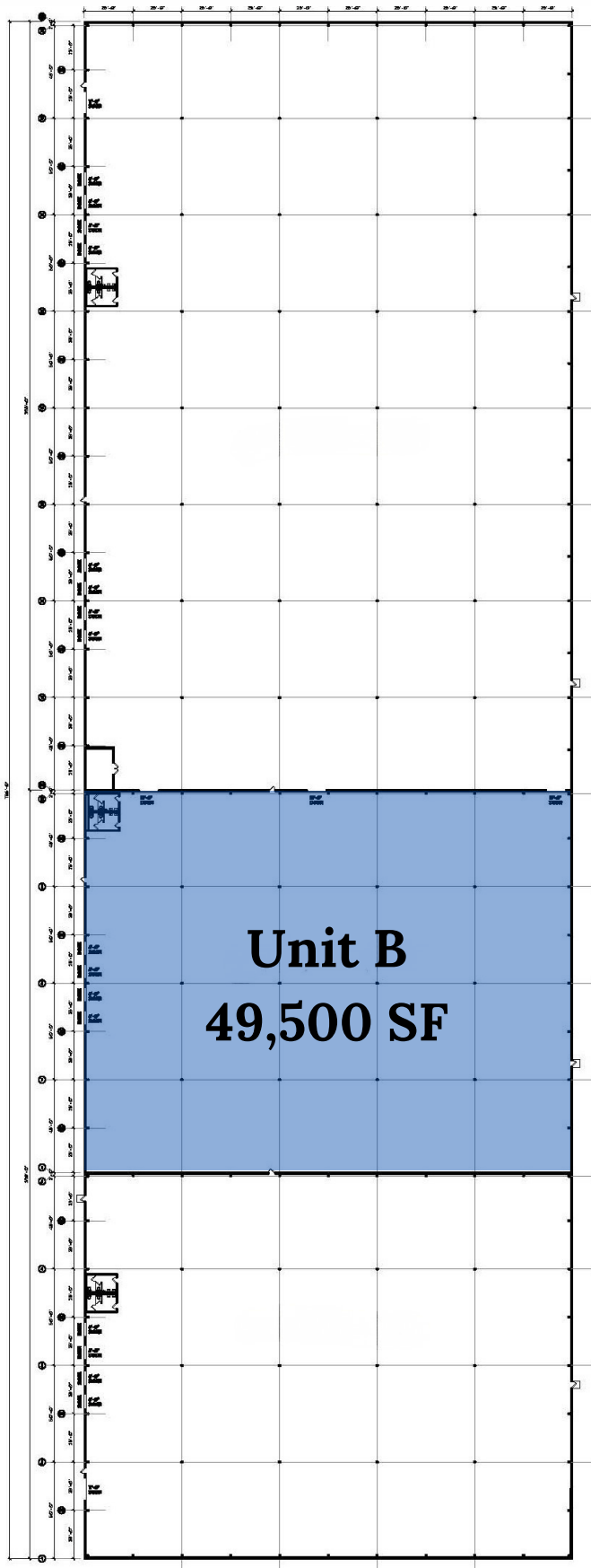
Unit A

99,500 SF | 50 PSI Sprinkler | 2,630 SF Office



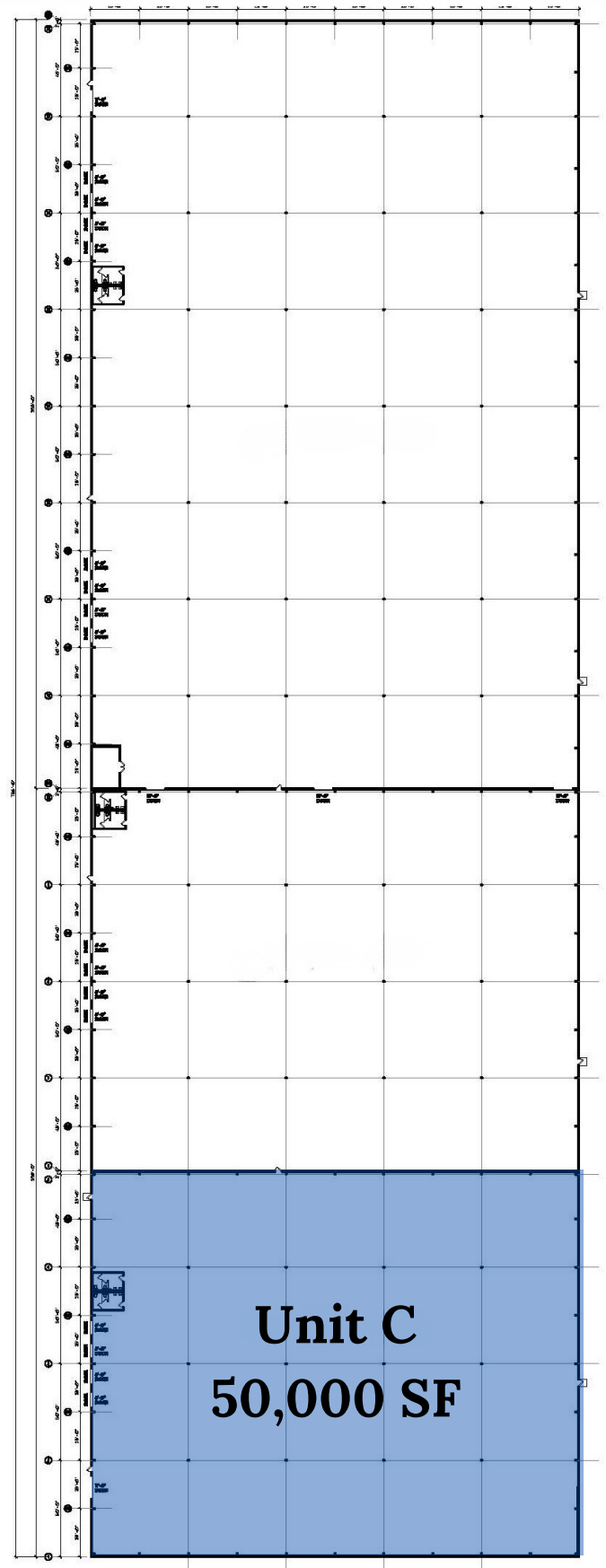
Unit B

49,500 SF | ESFR Sprinkler
60 PSI



Unit C

50,000 SF | 50 PSI Sprinkler
2,500 SF Office



About Sidney

- Located directly on Interstate 75, providing excellent north-south access to major Midwest markets.
- Approximately 40 miles north of Dayton, with convenient access to Columbus, Cincinnati, Toledo, and Indianapolis.
- Home to a strong advanced manufacturing base with an experienced and skilled workforce.

Units

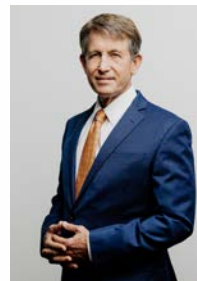
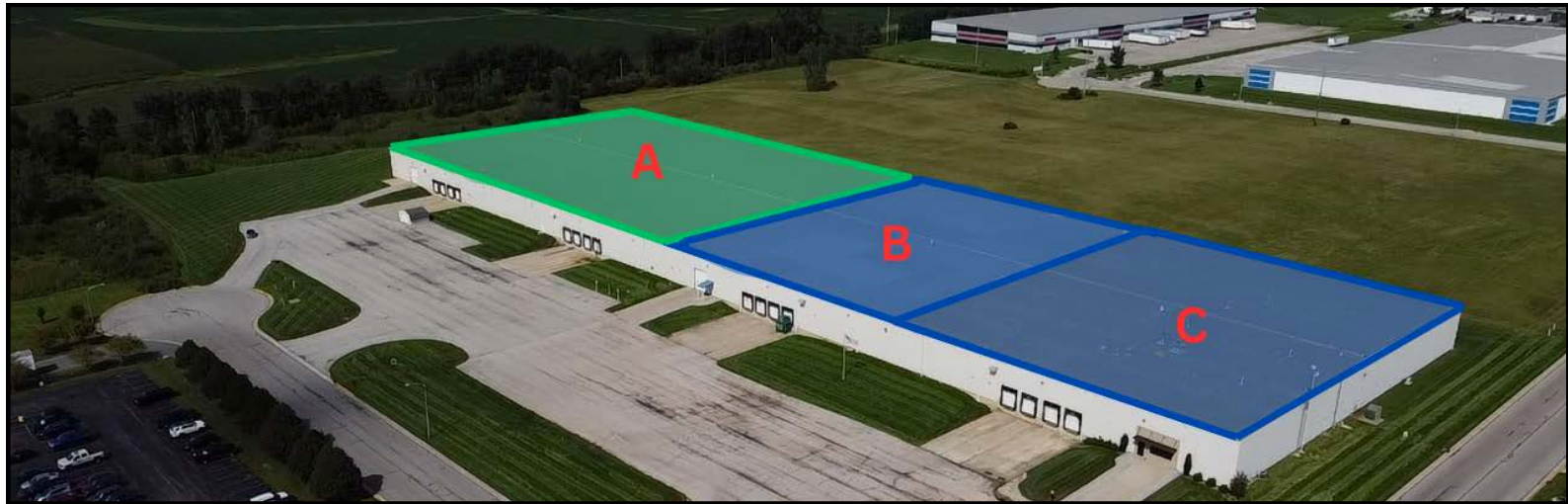
Demographics

Population

Sidney	20,124
Shelby County	48,924

Income

Average HH Income	\$83,754
Median HH Income	\$59,560



Tim Echemann

P: 937.492.4423

C: 937.658.4403

techemann@ipbindustrial.com



Conrad Echemann

P: 937.492.4423

C: 937.658.4282

conrad@ipbindustrial.com