

CLASS A FLEX SPACE

301 Stolle Ave
Sidney, OH 45365



Property Highlights:

Square Feet: 23,645 SF

Lease Rate: \$9.50 NNN SF/YR

Sale Price: \$2,300,000

- ✓ Class A Flex Space
- ✓ Developing Area
- ✓ 3.6 Acres
- ✓ Corporate Showroom



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Location Information

Street Address	301 Stolle Ave
City, State, Zip	Sidney, OH 45365
County	Shelby
Side of the Street	Northeast
Nearest Highway	I-75
Nearest Airport	Dayton

Building Information

Building Size	23,645 SF
Ceiling Height	14'
Office Space	12,000 SF
Number of Floors	1
Year Built	1998
Expansion & Renovation	2013
Construction Status	Existing
Roof Condition	Good
Free Standing	Yes
Construction Type	EIFS Walls/Steal
Full Kitchen	Yes
Office Lighting	LED
Multiple Entrances	Yes

Property Information

Property Type	Class A
Property Subtype	Flex/Warehouse
Zoning	Manufacturing Zoning
Lot Size	3.6 Acres
Parcel #	01-1834251.001
Lot Frontage	340'
Corner Property	Yes
Power	400 Amp; 480 Volt; III Phase
Rail Access	No

Parking & Transportation

Parking Type	Concrete
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Utilities & Amenities

Sprinkled	100%
Shop Floor Drains	Yes
Office HVAC System	Yes
Warehouse Heat	Yes
Big Ass Fan	One
IT Infrastructure	Yes
Network Operations Room	Yes

Virtual Walk-Through

[Virtual Tour](#)

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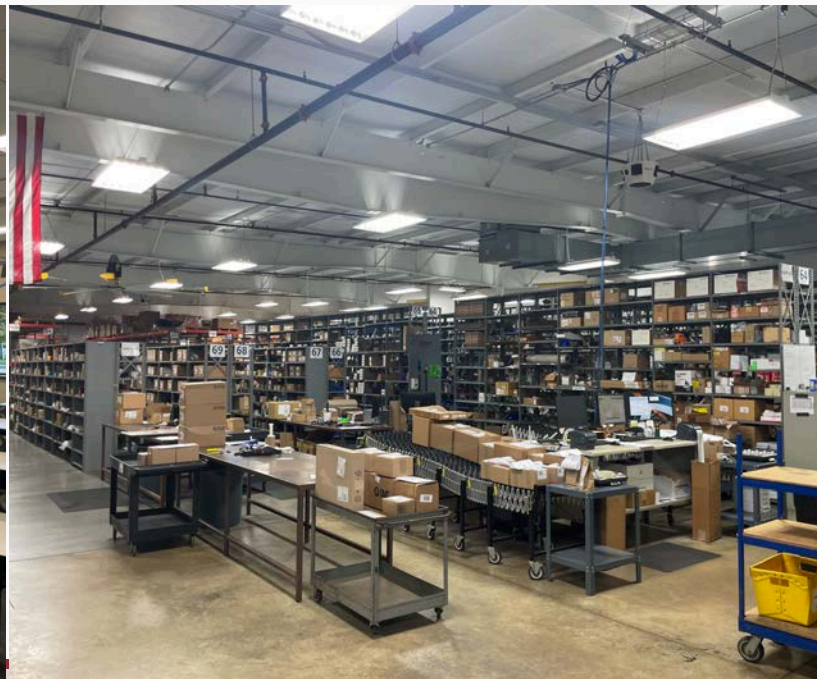
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