



1167 SOUTH FOURTH AVENUE  
SIDNEY, OHIO 45365



## Property Highlights:

**Square Footage:** 58,000 SF  
(Divisible 10,000 SF)

**For Lease:** \$4.25 NNN SF/Year

- ✓ Food Grade
- ✓ 6 Docks
- ✓ 2,000 Amps Power
- ✓ 1/4 Mile to I-75
- ✓ 3 Air Make Up Units
- ✓ Light Cranes
- ✓ Buss Ducts
- ✓ Power Regulator System

**\*\*Broker Owned**



### Tim Echemann

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# MANUFACTURING / WAREHOUSE / FOOD GRADE



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SIDNEY, OHIO 45365

**High Bay SF:** 18,000 SF

17' - 19' Clear Height

**Manufacturing SF:** 37,500 SF

14' Clear Height

**Drive-In Doors:** One - 10' x 11'

One - 12' x 14'

**Docks:** Three - 9' x 9'

Three - 8' x 8'

**Column Spacing:** 25' x 40'

**Utilities:** Gas Heat, City Water,  
& Sewer

**Year Built:** 1984 - 1997

**Sprinkler:** Dry System

**Parking:** 70

**Power:** 2,000 Amps, 3 Phase,  
277/480 Volts

**Zoning:** IIM; Industry Innovation Manufacturing

**HVAC:** Air Make Up & Forced Air Gas

**Lighting:** T-8 & LED

**Parcel Number:** 012602126005

**Annual Taxes:** \$19,491.14



Scan for more info

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