

## 2580 Ross Street Property Report

Property Report (2580 Ross Street)



### Property Details

Site/Building Name	2580 Ross Street
Street Address	2580 Ross Street
City	Sidney
County	Shelby County
Zip Code	45365
Type of space	Industrial, Retail
Min Size	48,461 sf
Max Size	48,461 sf
Last Updated	5/4/2017

### Contact Information

Company	Sidney-Shelby Economic Partnership
Contact Name	Mike Dodds
Title	Executive Director
Address	101 South Ohio Ave, Floor 2
City	Sidney
State	Ohio
Phone	937-498-9554
Cell	937-538-0319
Fax	937-498-2191
Email	<a href="mailto:mdodds@choosesidneyshelby.com">mdodds@choosesidneyshelby.com</a>
Website	<a href="http://www.choosesidneyshelby.com">www.choosesidneyshelby.com</a>



### Contact Information

Company	Dayton Development Coalition
Contact Name	Matt Shimp
Address	900 Kettering Tower
City	Dayton

### Availability

For Lease	Yes
Lease Rate	\$3.00/sf
Lease Type	Triple Net
For Sale	Yes
Sale Price	\$1,495,000.00

### Building Details

Multi Tenant Building	Yes
Available sf	48,461 sf
Year Built	2007
Building Material	Metal
Ceiling Height Max	23 ft
Ceiling Height Min	20 ft
Warehouse sf	45,521 sf
Number of Docks	2
Drive In Doors	Yes
Column Spacing	40 X 40 ft
Floor Thickness	6
Sprinkler	Yes
Sprinkler Type	Wet; .27 Density
Office sf	2,940 sf
Parking	Yes

### Site Details

Parcel ID #(s)	01-18-34-176-002
Industrial Park Name	Yes
Lot Size	3 acres
Zoning	I2

### Transportation

Nearest Highway	SR 47
Distance to Nearest Highway	0.5 miles
4 Lane	Yes
Nearest Interstate	Interstate 75
Distance to Nearest Interstate	2 miles
Nearest Airport	Dayton International
Distance to Nearest Airport	34 miles
Airport 2	Sidney Municipal Airport
Distance to Airport 2	6 miles
Port Name	Toledo
Distance to Port	115 miles

State	Ohio
Phone	9372224422
Email	<a href="mailto:mshimp@daytonregion.com">mshimp@daytonregion.com</a>
Website	<a href="http://daytonregion.com">daytonregion.com</a>



State ED Contact	
Company	JobsOhio
Contact Name	Victoria Schaefer
Address	41 S. High Street, Suite 1500
City	Columbus
State	Ohio
Phone	614-495-3963
Email	<a href="mailto:schaefer@jobs-ohio.com">schaefer@jobs-ohio.com</a>
Website	<a href="http://www.Jobs-Ohio.com">www.Jobs-Ohio.com</a>



Utilities	
Electric	Yes
Electric Provider	Dayton Power & Light
Power Phases	3
Electric Volts	240
Electric Amps	400
Gas	Yes
Gas Provider	Vectren
Water at Site	Yes
Water Provider	City of Sidney
Sewer	Yes
Sewer Provider	City of Sidney
Telecom	Yes
Telecom Provider	CenturyLink or NK Telco

Description
Newer Manufacturing Facility; Industrial Park Location; 3 minute access to I-75.

Attachments
<a href="#">document 1</a>

2580 Ross Street





