

Botkins Spec Building Property Report

Property Report (Botkins Spec Building)



Property Details

Site/Building Name	Botkins Spec Building
Street Address	County Road 24A
City	Botkins
County	Shelby County
Zip Code	45306
Type of space	Industrial, Warehouse
Min Size	10,000 sf
Max Size	50,000 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	mdodds@choosesidneyshelby.com
Website	www.choosesidneyshelby.com



Contact Information

Company	Dayton Development Coalition
Contact Name	Matt Shimp
Address	900 Kettering Tower
City	Dayton
State	Ohio
Phone	9372224422
Email	mshimp@daytonregion.com

Availability

For Lease	Yes
Lease Rate	\$3.40/sf
Lease Terms	Triple Net

Building Details

Building sf	20,000 sf
Multi Tenant Building	Yes
Number of Tenants	0
Percent Occupied	0%
Vacant	Yes
Minimum Divisible Size	10000
Available sf	20,000 sf
Leased sf	0
Is Building Expandable	Yes
Year Built	2017
Building Type	Steel
Building Dimensions	100 x 200
Building Material	Steel
Docks	Yes
Number of Docks	1
Dock Door Height	14 ft
Drive In Doors	Yes
Number of Drive Ins	1
Parking	Yes
Building Description	100 x 200 feet clear span steel building.
Current Major Tenants	None - new building
Former Tenant	None - new building

Site Details

Industrial Park	Yes
Industrial Park Name	Botkins Industrial Park
Total Number of Buildings	2
Build to Suit	Yes
Current Use	New
Noise Restrictions	None
Former Use	new building
Total Acres	50 acres
Lot Size	2 acres
Developable Acres	50 acres
Divisible	Yes
Zoning	Industrial
Topography	Gently Rolling

Incentives

Enterprise Zone	Yes
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Website	daytonregion.com
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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	schaefer@jobs-ohio.com
Website	www.Jobs-Ohio.com



Transportation

Nearest Highway	State Route 274
Distance to Nearest Highway	.5 miles
4 Lane	Yes
Highway 2	State Route 33
Distance to Highway 2	8 miles
Nearest Interstate	Interstate 75
Distance to Nearest Interstate	1 miles
Interstate 2	Interstate 70
Distance to Interstate 2	40 miles
Nearest Airport	Neil Armstrong Airport
Distance to Nearest Airport	8 miles
Airport 2	Sidney Munciipal
Distance to Airport 2	14 miles
Nearest International Airport	Dayton International
Distance to International Airport	48 miles
Port	Yes
Port Name	Toledo
Distance to Port	103 miles

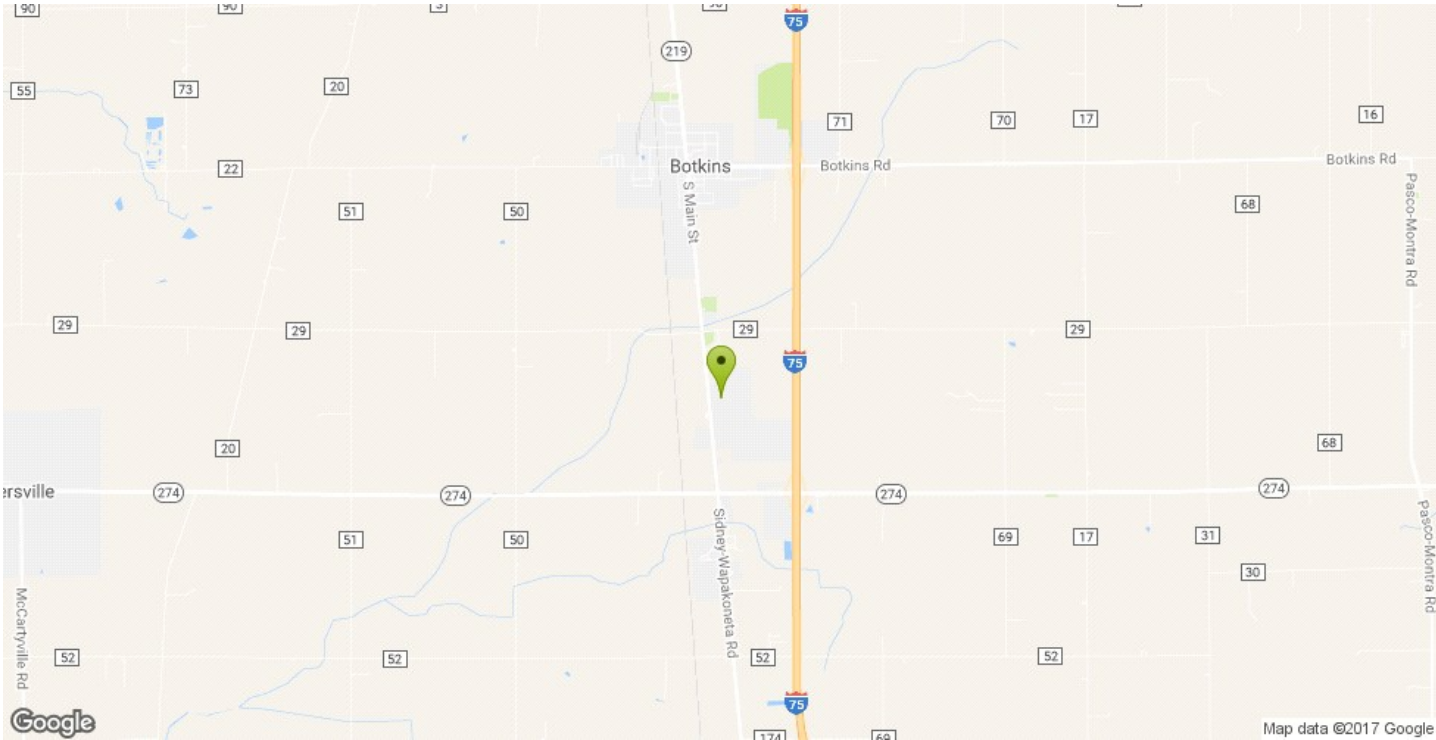
Utilities

Electric Provider	Dayton Power & Light Co
Distance to Electric Service	at site miles
Gas	Yes
Gas Provider	Vectren,
Distance to natural gas	on site ft
Water at Site	Yes
Water Provider	Village of Botkins
Water Details	Water supply provided by Village of Botkins. Well water source - softened.
Municipal Water Connection	Yes
Distance to water	at site
Sewer	Yes
Sewer Provider	Village of Botkins
Distance to the sewer	on site
Waste Water Treatment Provider	Village of Botkins
Municipal Sewer Connection	Yes
Fiber Service to Site	Yes
Fiber Provider	CenturyLink, NKTelco
Telecom	Yes
Telecom Provider	CenturyLink, NKTelco
Distance to telecom	on site

Description

Newly constructed building available December 2017. Building consist of 20,000 square feet expandable to 50,000 square feet. Clear Span. Offices will be constructed per tenant request.

County Road 24A



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