

## Sidney-Sargeant Rail Site Property Report

Property Report (Sidney-Sargeant Rail Site)



### Property Details

Site/Building Name	Sidney-Sargeant Rail Site
Street Address	Kuther Road
City	Sidney
County	Shelby County
Zip Code	45365
Type of space	Industrial
Min Size	10 acres
Max Size	55 acres
Last Updated	6/1/2017

### 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@choosesidneyselby.com">mdodds@choosesidneyselby.com</a>
Website	<a href="http://www.choosesidneyselby.com">www.choosesidneyselby.com</a>



### Contact Information

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

### Availability

Lease Rate	\$ .00/sf
For Sale	Yes
Sale Price	\$25,000.00

### Site Details

Current Use	Agriculture
Lot Size	55 acres
Divisible	Yes
Zoning	Industrial
Attainment: Sulfur Dioxide (1-Hour SO2)	Yes
Flood Plain	No

### Incentives

Enterprise Zone	Yes
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### Transportation

Nearest Highway	SR 47
Distance to Nearest Highway	1 miles
Nearest Interstate	Interstate 75
Distance to Nearest Interstate	1.5 miles
Nearest Airport	Dayton International
Distance to Nearest Airport	33 miles
Airport 2	Sidney Municipal
Distance to Airport 2	6 miles
Port Name	Toledo
Distance to Port	110 miles
Rail	Yes
Rail Provider	CSX

### Utilities

Electric	Yes
Electric Provider	Dayton Power & Light
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	NKTelco or Centurylink

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



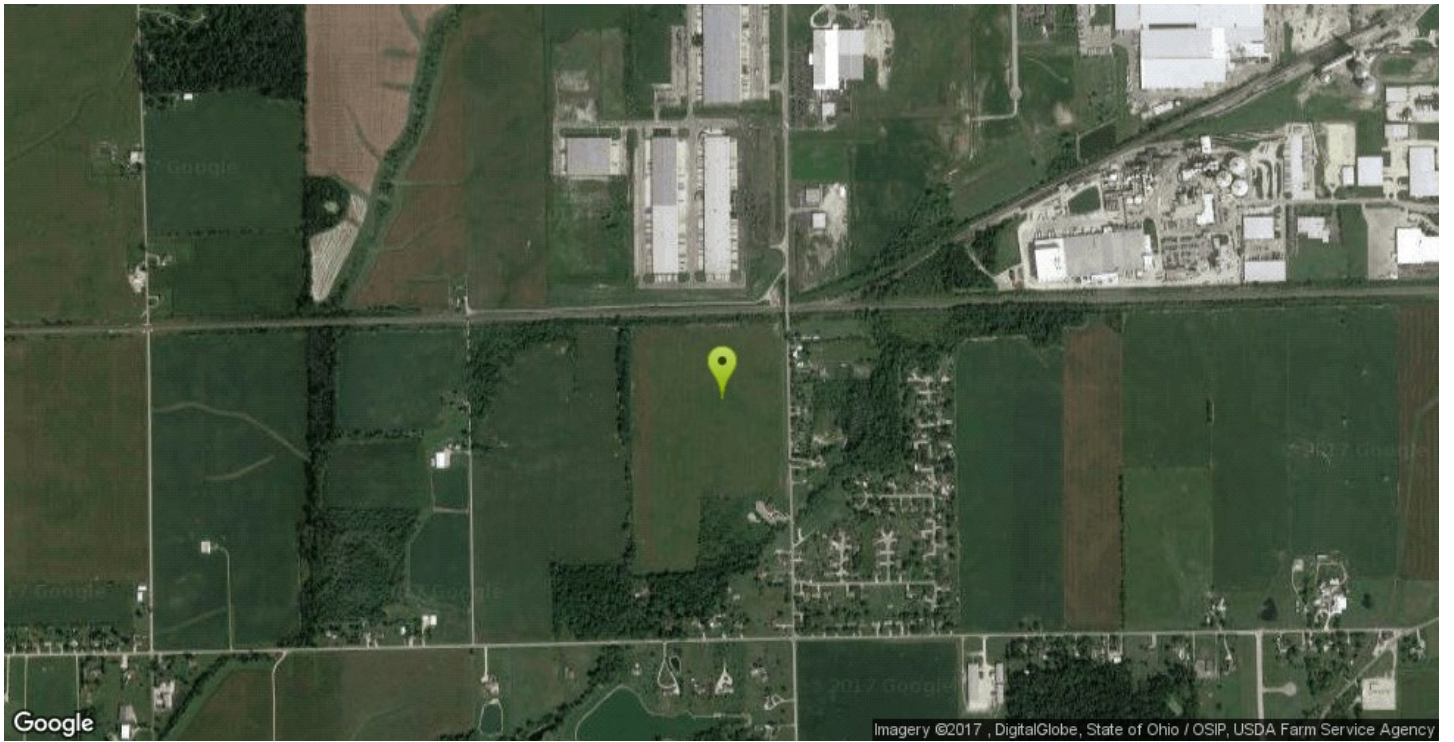
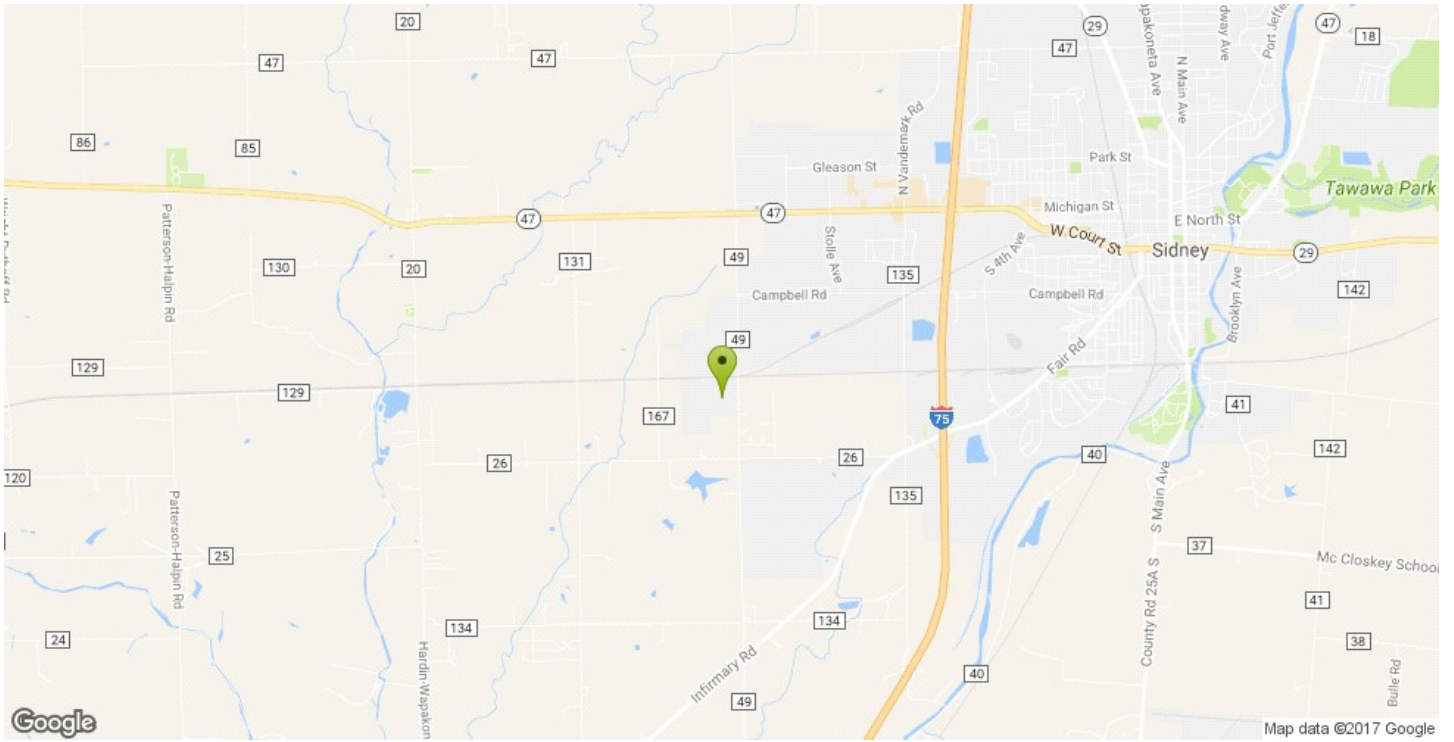
State ED Contact	
Company	JobsOhio
Contact Name	Victoria Schaefer
Address	41 S. High Street, Suite 1500
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State	Ohio
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Website	<a href="http://www.Jobs-Ohio.com">www.Jobs-Ohio.com</a>



#### Description

Gently rolling vacant land adjacent to the east/west CSX railroad. Previous use was agriculture and currently zoned industrial. All utilities in place and 1.5 miles from I-75. Owner will subdivide. Price listed is per acre.

# Kuther Road



Kuther Road

