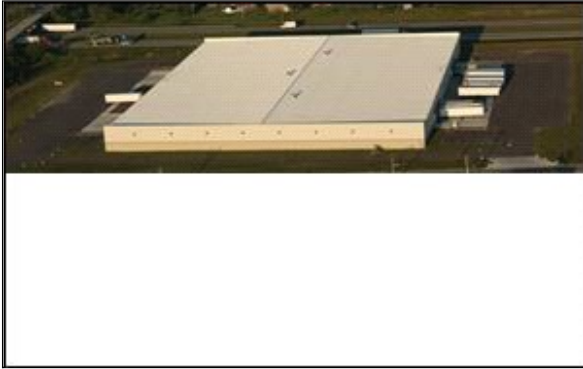


Ohio

Bensar #38

Property Report (Bensar #38)



Property Details

| | |
|--------------------|---------------------|
| Site/Building Name | Bensar #38 |
| Street Address | 1410 Vandemark Road |
| City | Sidney |
| County | Shelby County |
| Zip Code | 45365 |
| Type of space | Industrial |
| Min Size | 163,800 sf |
| Max Size | 163,800 sf |
| Last Updated | 9/29/2017 |

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 |
| Website | daytonregion.com |

Availability

| | |
|-----------|-----|
| For Lease | Yes |
|-----------|-----|

Building Details

| | |
|---------------------|-----------------|
| Building sf | 163,800 sf |
| Vacant | Yes |
| Building Type | Butler Building |
| Ceiling Height Max | 24 ft |
| Ceiling Height Min | 24 ft |
| Manufacturing sf | 162,200 sf |
| Warehouse sf | 162,200 sf |
| Number of Docks | 4 |
| Dock Door Height | 20 ft |
| Drive In Doors | Yes |
| Number of Drive Ins | 4 |
| Sprinkler | Yes |
| Office sf | 1,600 sf |
| Number of Floors | 1 |
| Parking | Yes |

Description

- Building is in excellent condition; and located along Interstate 75, easily accessible
- 162,200 SF Warehouse
- 1,600 SF Office
- Butler Building Construction
- 24' Ceiling Height
- 20' Dock Doors with Levelers and Seals and Locks (crossdock)
- Four (4) 12'x14' Drive-in Doors
- Gas Rotational Units Heating
- Standing Seam Roof
- T-8 Energy Efficient Fluorescent High Bay Lighting
- 2000 Amp 277/480 Volt with Buss Ducts
- Eight (8) Restrooms
- 30 Spaces for Trailer Parking
- Building has gravel perimeter, ventilation system, and large break room

Dave Tobeson, SIOR
Director
+1 937 424 2440
dave.tobeson@cushwake.com

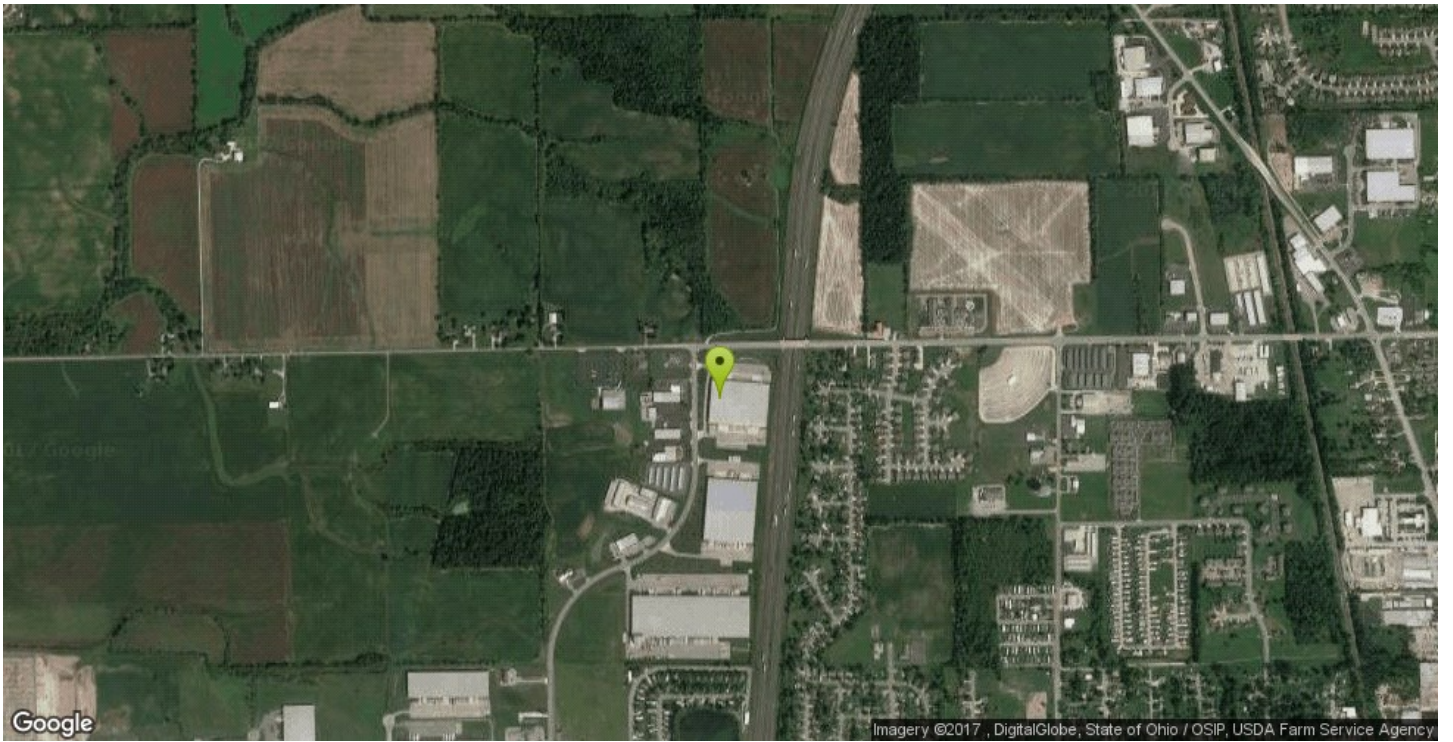
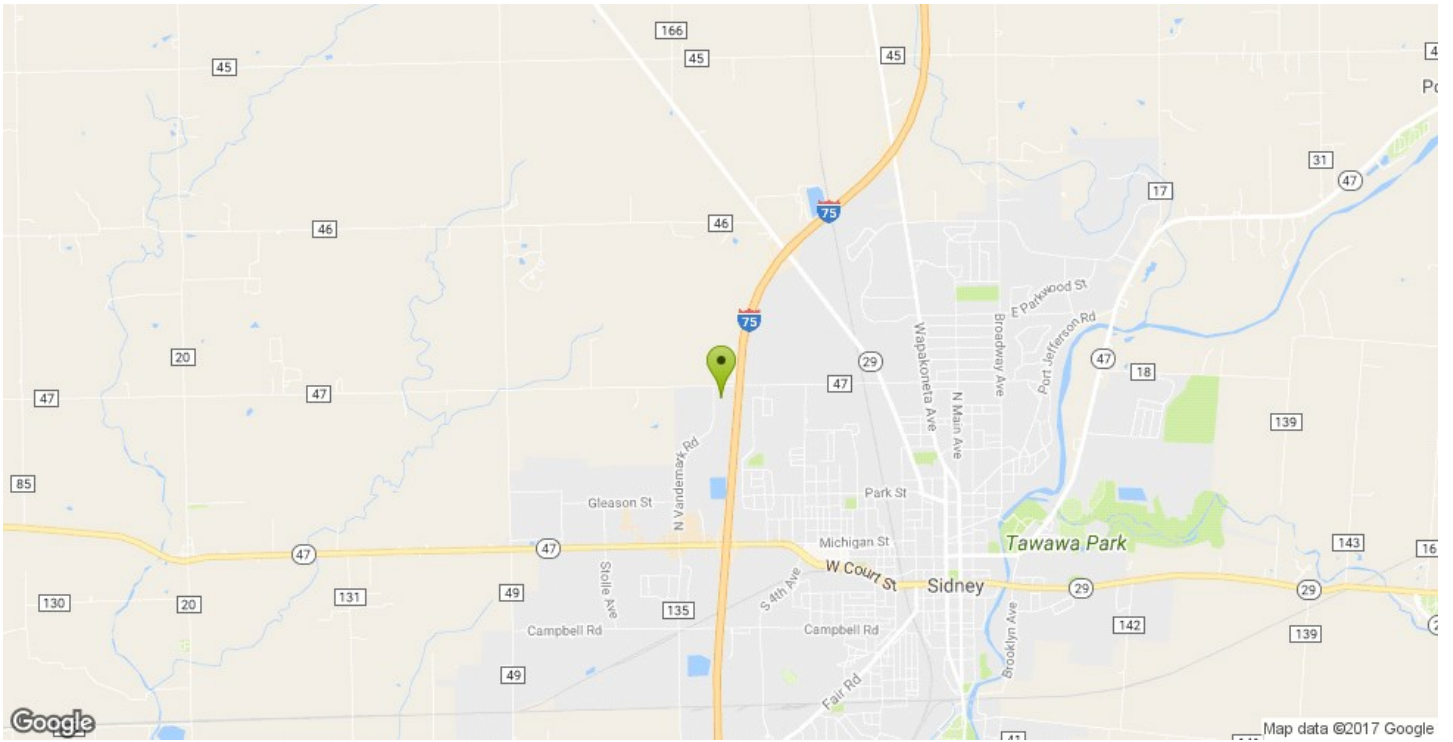


State ED Contact

| | |
|---------------------|---|
| 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 |



1410 Vandemark Road



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