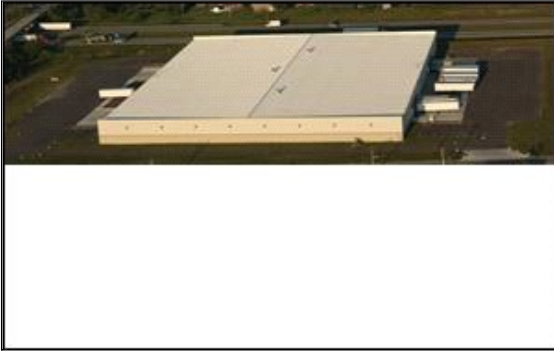


Bensar38PropertyReport

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	Office, Industrial
Min Size	163,800 sq ft
Max Size	163,800 sq ft
Last Updated	2/22/2018

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

Company Logo



Availability

For Lease	Yes
Lease Rate	\$ 3.95 /sf

Building Details

Building sf	163,800 sf
Vacant	Yes
Year Built	2004
Year Renovated	2013
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
Column Spacing	50 x 52 ft
Sprinkler	Yes
Office sf	1,600 sf
Number of Floors	1
Parking	Yes

Site Details

Parcel ID #(s)	01-18-26-129-002
Total Number of Buildings	1
Lot Size	11 acres
Total Acres	11 acres
Zoning	Industrial
Topography	Level
Flood Plain	No

Incentives

Enterprise Zone	Yes
-----------------	-----

Transportation

Nearest Highway	S.R. 29
-----------------	---------

Regional ED Contact	
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
Company Logo	

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
Company Logo	

Distance to Nearest Highway	1 miles
4 Lane	Yes
Highway 2	I-75
Distance to Highway 2	2 miles
Nearest Interstate	I-75
Distance to Nearest Interstate	2 miles
Interstate 2	I-70
Distance to Interstate 2	33 miles miles
Nearest Airport	Sidney Municipal
Distance to Nearest Airport	6 miles
Airport 2	Dayton International
Distance to Airport 2	33 miles
Nearest International Airport	Dayton International
Distance to International Airport	33 miles miles
Port Name	Toledo
Distance to Port	115 miles

Utilities	
Electric	Yes
Electric Provider	Dayton Power & Light Co
Electric KVA	750 kva transformer onsite
Electric Volts	12,470; 277/480.
Electric Amps	2000
Power Phases	3
Distance to Electric Service	On Site miles
Gas	Yes
Gas Provider	Vectren
Distance to natural gas	on site ft
Cost to Extend Gas to Site	\$0
Water at Site	Yes
Water Provider	City of Sidney
Municipal Water Connection	Yes
Distance to water	On site
Schedule to Extend Water to Site	NA
Sewer	Yes
Sewer Provider	City of Sidney
Distance to Sewer Line	On site
Waste Water Treatment Provider	City of Sidney
Municipal Sewer Connection	Yes
Fiber Service to Site	Yes
Fiber Provider	CenturyLink and NKTelco
Telecom	Yes
Telecom Provider	CenturyLink and NKTelco
Distance to telecom	On site

Broker Contact	
Contact Name	Dave Tobeson
Contact Company	Cushman & Wakefield
Contact Phone	937-424-2400
Email Address	dave.tobeson@cushwake.com

Description

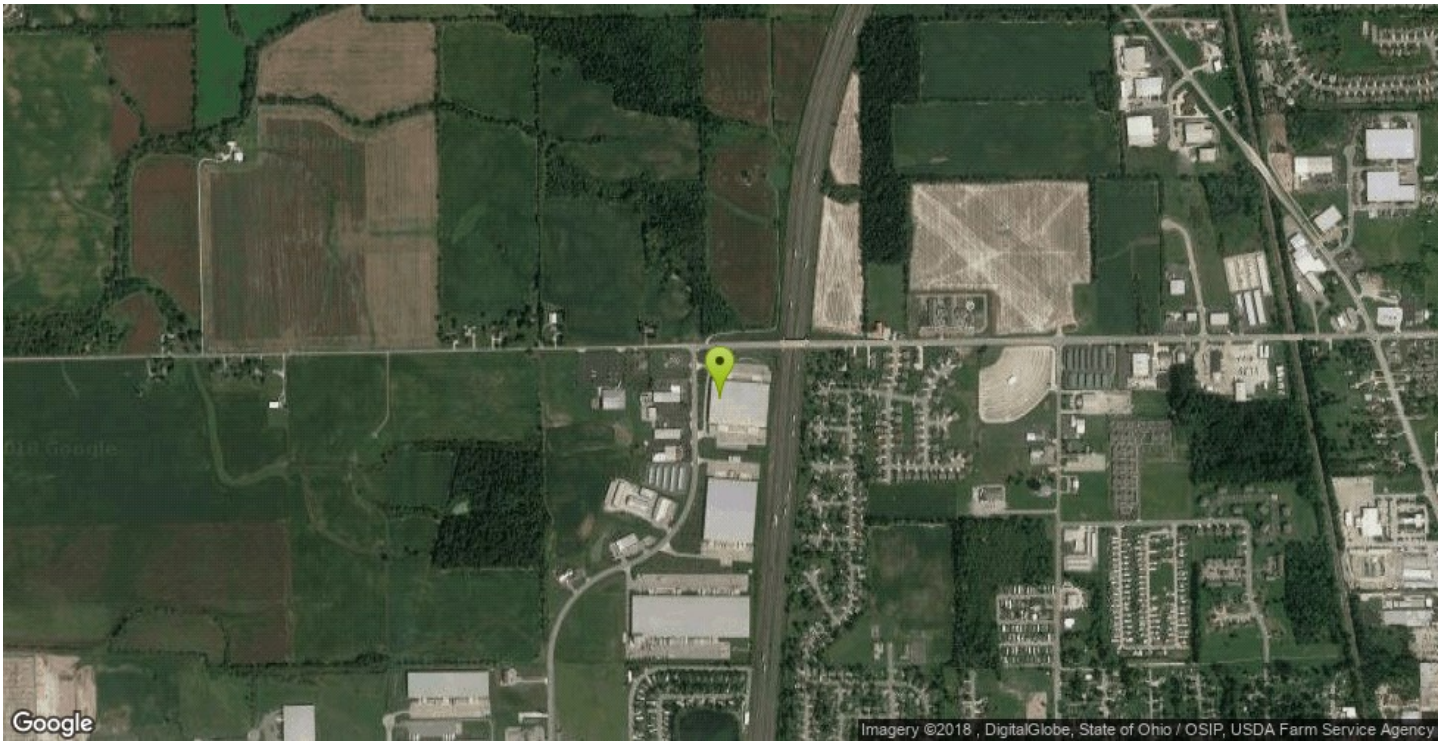
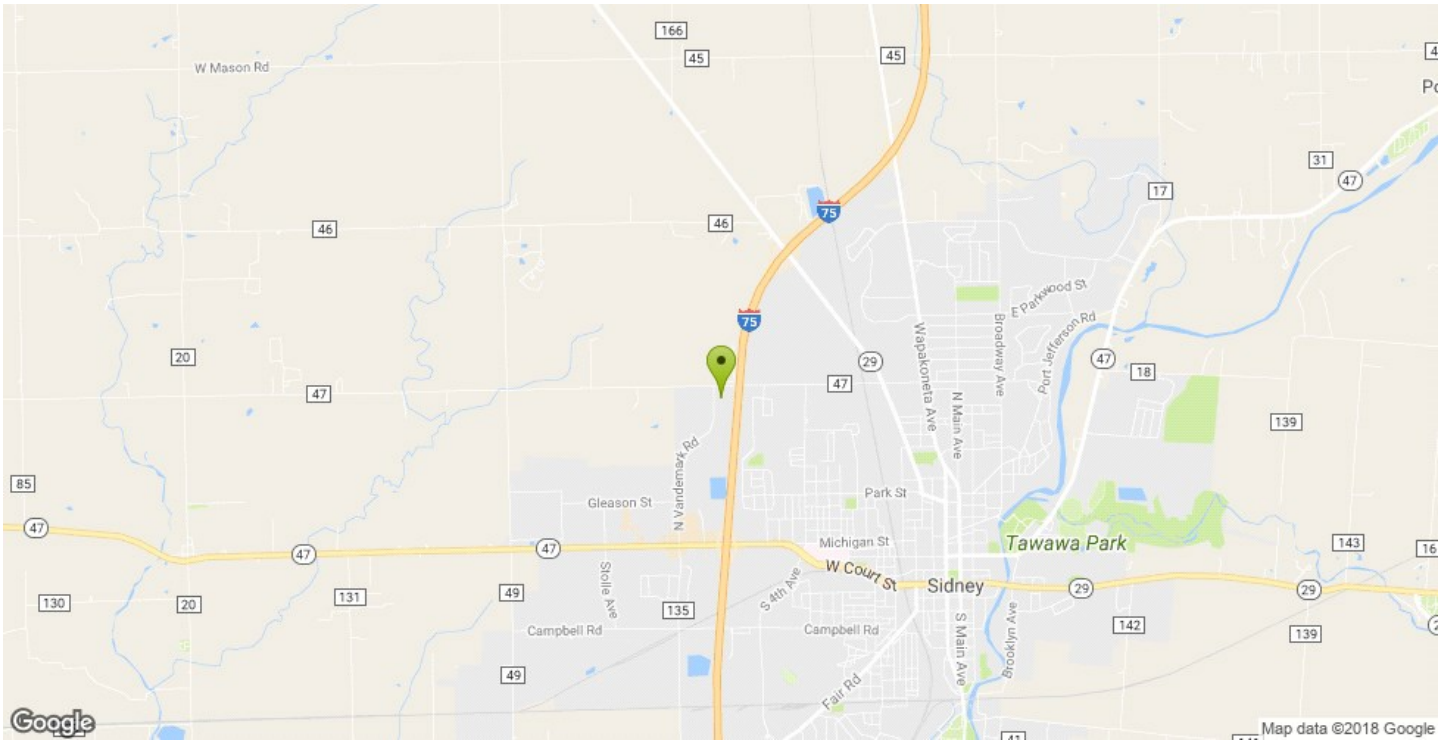
- Building is in excellent condition; and located along Interstate 75, easily accessible
- 162,200 SF Warehouse
- 1,600 SF Office, Plus Room to Expand Offices
- Butler Building Construction
- Built in 2004; Renovated in 2013
- 24' Ceiling Height
- 50' x 52' Columns
- Four (4) 20' Dock Doors with Levelers 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
- 10.9 Acres
- Building has gravel perimeter, ventilation system, and large break room

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

Attachments

- [1410 Vandemark - Site Plan](#)
 - [1410 Vandemark Road - Brochure](#)
-

1410 Vandemark Road



1410 Vandemark Road



