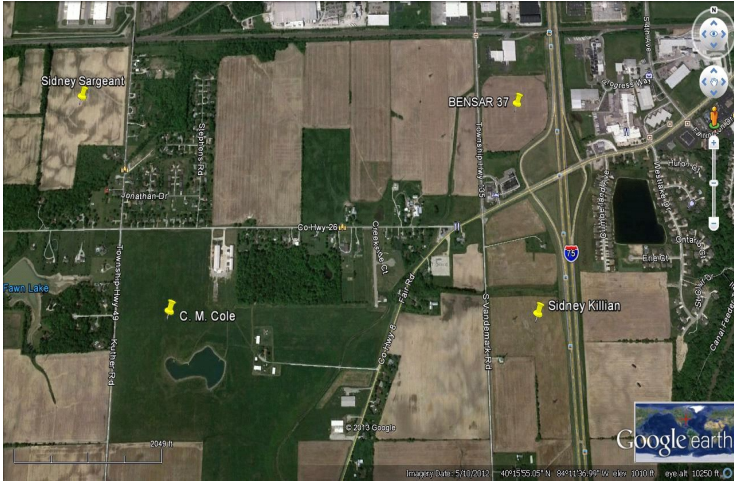


## Sidney-Killian Property-South

Property Report (Sidney-Killian Property-South)



### Property Details

**Site/Building Name:** Sidney-Killian Property-South

**Street Address:** Vandemark & Fair

**City:** Sidney [\(View Community\)](#)

**County:** Shelby County [\(View Community\)](#)

**Zip Code:** 45365

**Type of space:** Industrial, Vacant Land

**Min Size:** 5 acres

**Max Size:** 31 acres

**Last Updated:** 10/4/2018

### Contact Information

**Company:** Sidney-Shelby Economic Partnership

**Contact Name:** James Hill

**Title:** Executive Director

**Address:** 101 S Ohio Ave

**City:** Sidney

**State:** Ohio

**Phone:** 937-498-9554

**Email:** [jhill@choosesidneynshelby.com](mailto:jhill@choosesidneynshelby.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](mailto:mshimp@daytonregion.com)

**Website:** [daytonregion.com](http://daytonregion.com)

### Attachments

[Water and Sewer Utility Map](#)

[Gas Service](#)

### Availability

**For Sale:** Yes

**Sale Price:** \$60,000.00

**Property Description:**

Can be subdivided. Property is south of Fair Road located on Vandemark with Interstate visibility. Adjacent to Lowe's Travel Stop and Country Store.

### Site Details

**Total Acres:** 31 acres

**Lot Size:** 31 acres

**Developable Acres:** 31 acres

**Divisible:** Yes

**Zoning:** Industrial

**Topography:** Flat or gently rolling

**Land Use:** Currently agriculture

**Attainment: Eight-Hour Ozone:** Yes

**Attainment: Particulate Matter (PM 2.5):** Yes

**Attainment: Sulfur Dioxide (1-Hour SO2):** Yes

**Attainment: Lead:** Yes

**Flood Plain:** No

**Mineral Rights Leased:** No

### Incentives

**Enterprise Zone:** Yes

### Transportation

**Nearest Highway:** SR 47

**Distance to Nearest Highway:** 1.5 miles

**Nearest Interstate:** I-75

**Distance to Nearest Interstate:** 0.4 miles

**Interstate 2:** I-70

**Distance to Interstate 2:** 35 miles

**Nearest Airport:** Sidney Municipal Airport

**Distance to Nearest Airport:** 6 miles

**Airport 2:** Port Columbus International

**Distance to Airport 2:** 102 miles

**Nearest International Airport:** Dayton International

**Distance to International Airport:** 33 miles

**Port Name:** Toledo

**Distance to Port:** 110 miles

### Utilities



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## Contact Information

**Company:** JobsOhio

**Contact Name:** Tyler Lash

**Title:** Project Coordinator

**Address:** 41 S High St

**City:** Columbus

**State:** Ohio

**Phone:** 614.448.1016

**Email:** [lash@jobsOhio.com](mailto:lash@jobsOhio.com)

**Electric:** Yes

**Electric Provider:** Dayton Power & Light, Pioneer Electric

**Gas:** Yes

**Gas Provider:** Vectren Energy Delivery

**Water at Site:** Yes

**Water Provider:** City of Sidney

**Sewer:** Yes

**Sewer Provider:** City of Sidney

**Fiber Provider:** CenturyLink, NK Telco, Spectrum

**Maximum Data Bandwidth:** At site

**Telecom:** Yes

**Telecom Provider:** CenturyLink, NK Telco, Spectrum

**Distance to telecom:** At site

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## Broker Contact

**Contact Name:** Mike Dodds

**Contact Company:** CM Cole & Associates Inc.

**Contact Phone:** 937-538-0319

**Email Address:** [SidneyOhioIndustrialProperty@gmail.com](mailto:SidneyOhioIndustrialProperty@gmail.com)

**Contact City:** Sidney

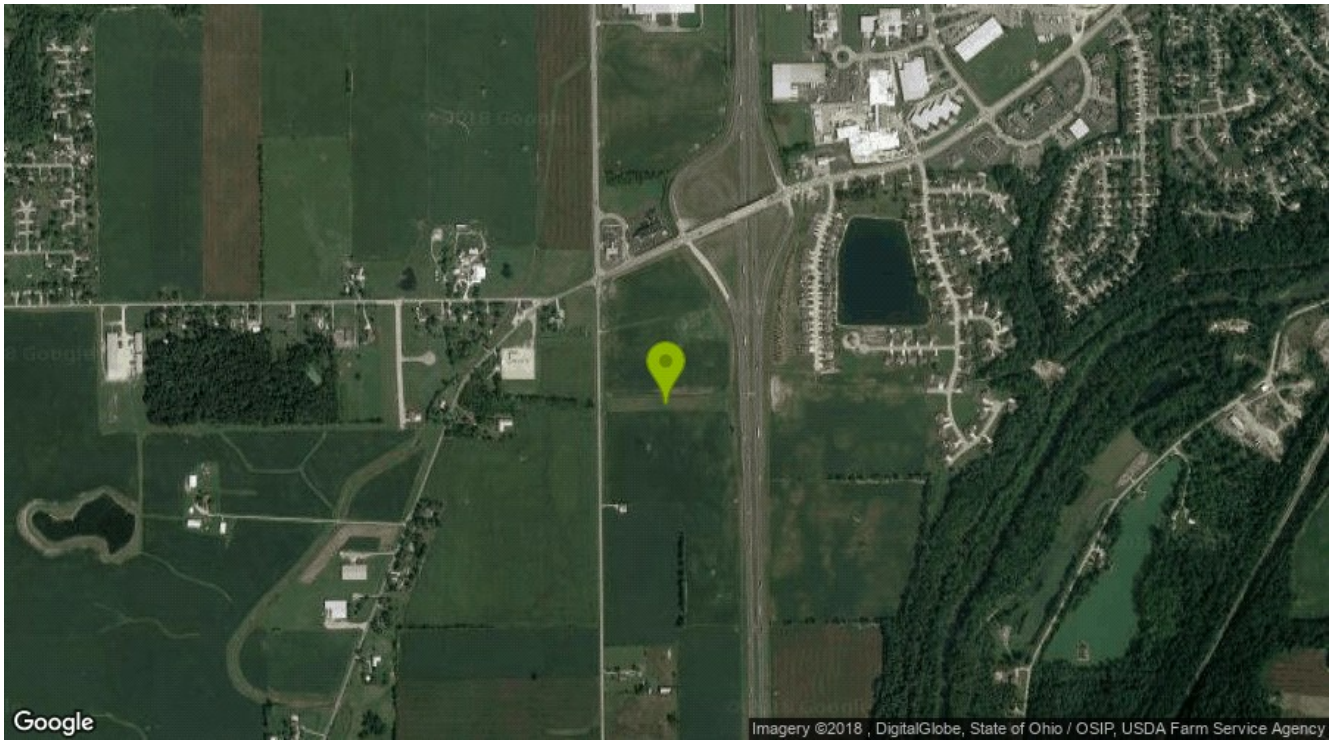
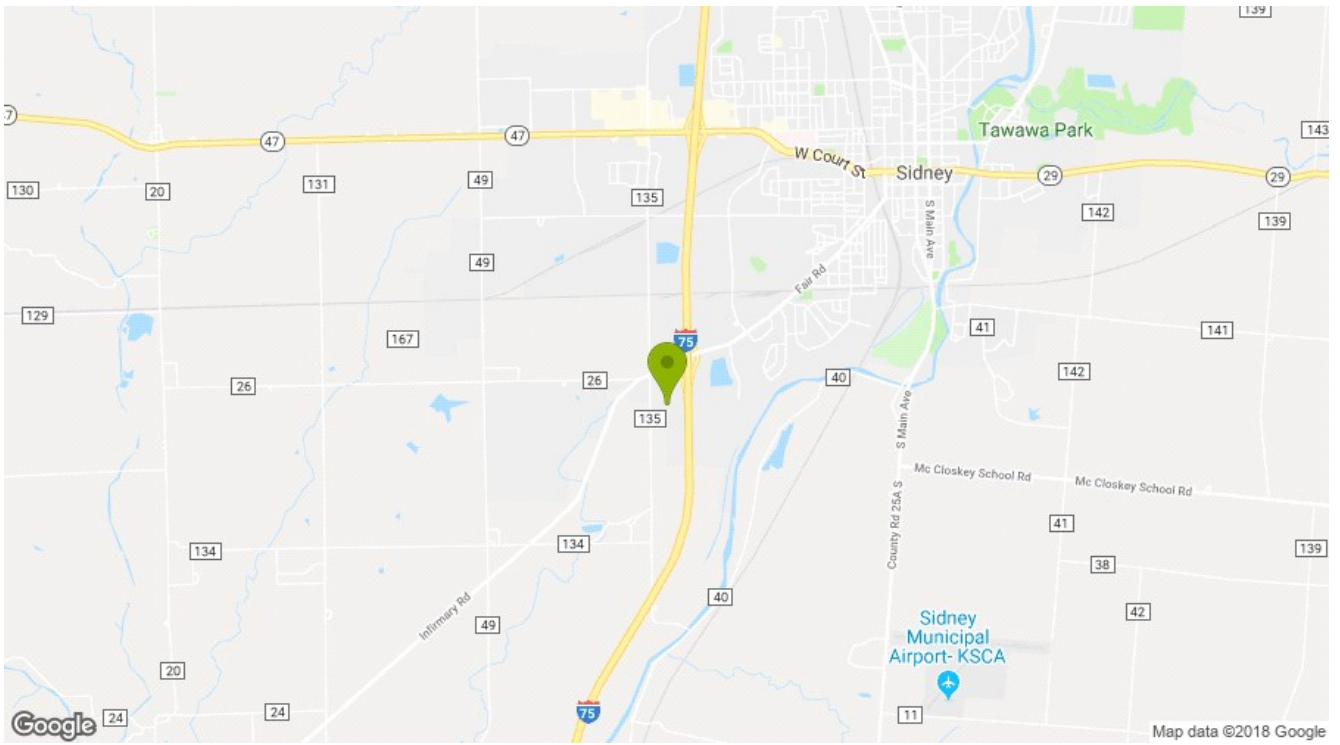
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## Description

Can be subdivided. Property is south of Fair Road located on Vandemark with Interstate visibility. Adjacent to Love's Travel Stop and Country Store.

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# Vandemark & Fair



# Vandemark & Fair

