

1167 S. Fourth Ave. (Former BBi)

Property Report (1167 S. Fourth Ave. (Former BBi))



Property Details

Site/Building Name: 1167 S. Fourth Ave. (Former BBi)

Street Address: 1167 S. Fourth Ave

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

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

Zip Code: 45365

Type of space: Industrial, Warehouse

Min Size: 20,000 sq ft

Max Size: 63,800 sq ft

Last Updated: 12/12/2018

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

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

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

Attachments

[Property Brochure-1167 S. 4th Ave](#)

Availability

Number of Owners: One

Date Property is Available: 2/2/17

For Lease: Yes

Lease Rate: \$2.85 /sf

Lease Terms: NNN

Property Description:
[1167 S. 4th Avenue. doc.pdf](#)

Building Details

Building sf: 63,800 sf

Multi Tenant Building: Yes

Vacant: Yes

Minimum Divisible Size: 20,000 sf

Available sf: 63,800 sf

Max Contiguous sf: 63,800 sf

Year Built : 1984

Year Renovated : 1997

Building Material: Steel

Ceiling Height Max: 19 ft

Ceiling Height Min: 16 ft

Manufacturing sf: 57,300 sf

Warehouse sf: 57,300 sf

Docks: 6

Number of Docks: 6

Dock Door Height: 9 ft

Drive In Doors: Yes

Number of Drive Ins: 2

Column Spacing: 24x40 ft

Floor Thickness: 6 inches

Sprinkler: Yes

Sprinkler Type: Wet

Air Conditioning: Yes

Office sf: 6,500 sf

Number of Floors: 1

Parking: Yes

Parking Ratio: 70

Building Description:
[1167 S. 4th Avenue. doc.pdf](#)

Former Tenant: Polyfill

Transportation

Nearest Highway: S.R. 47

Distance to Nearest Highway: 2 miles

4 Lane: Yes

Nearest Interstate: Interstate 75

Distance to Nearest Interstate: 1 miles

Interstate 2: Interstate 70

Distance to Interstate 2: 35 miles

Nearest Airport: Sidney Municipal Airport

Distance to Nearest Airport: 5 miles

Nearest International Airport: Dayton International Airport

Distance to International Airport: 33 miles

Port Name: Toledo

Distance to Port: 115 miles

Utilities

Electric: Yes

Electric Provider: Dayton Power & Light

Electric Volts: 277/480 V

Electric Amps: 2000 amps

Power Phases: 3

Gas: Yes

Gas Provider: Vectren

Water at Site: Yes

Water Provider: City of Sidney

Sewer: Yes

Sewer Provider: City of Sidney

Broker Contact

Contact Name: Tim Echemann

Contact Company: Industrial Property Brokers

Contact Phone: 937-492-4423

Email Address: techemann@ipbindustrial.com

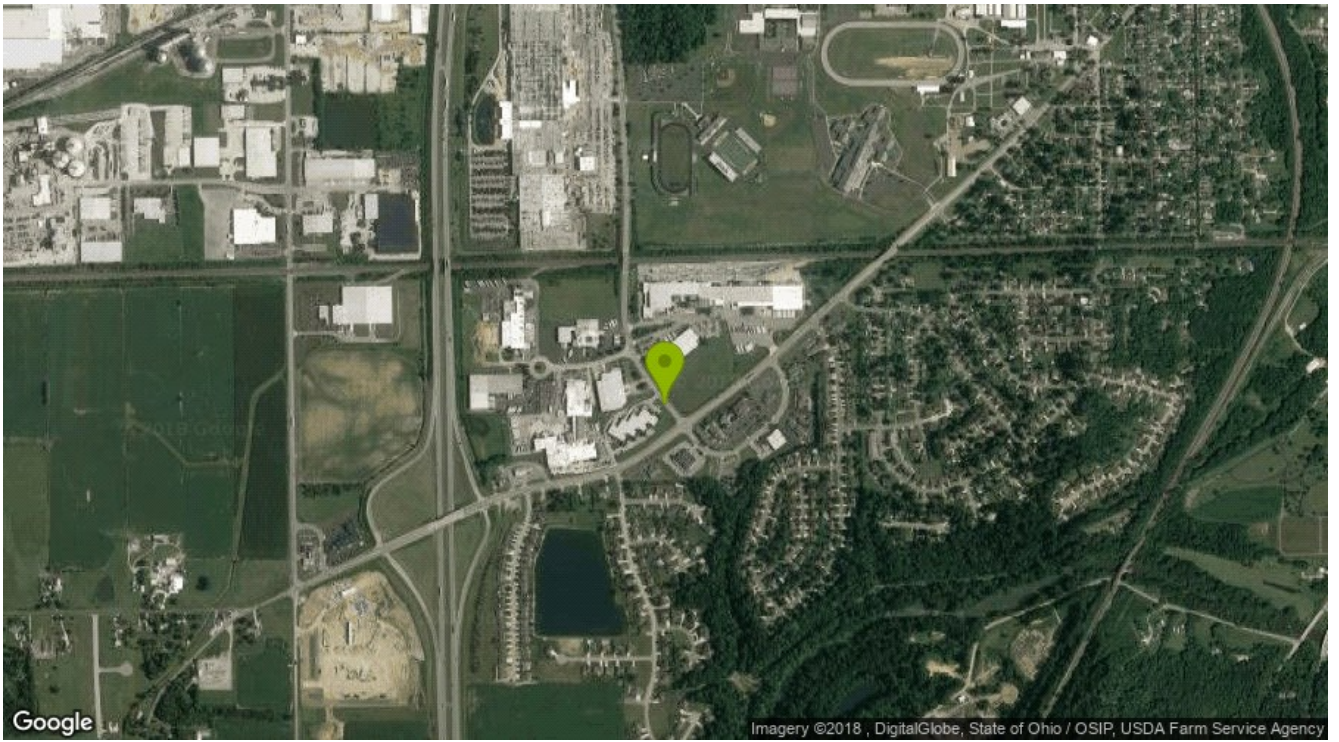
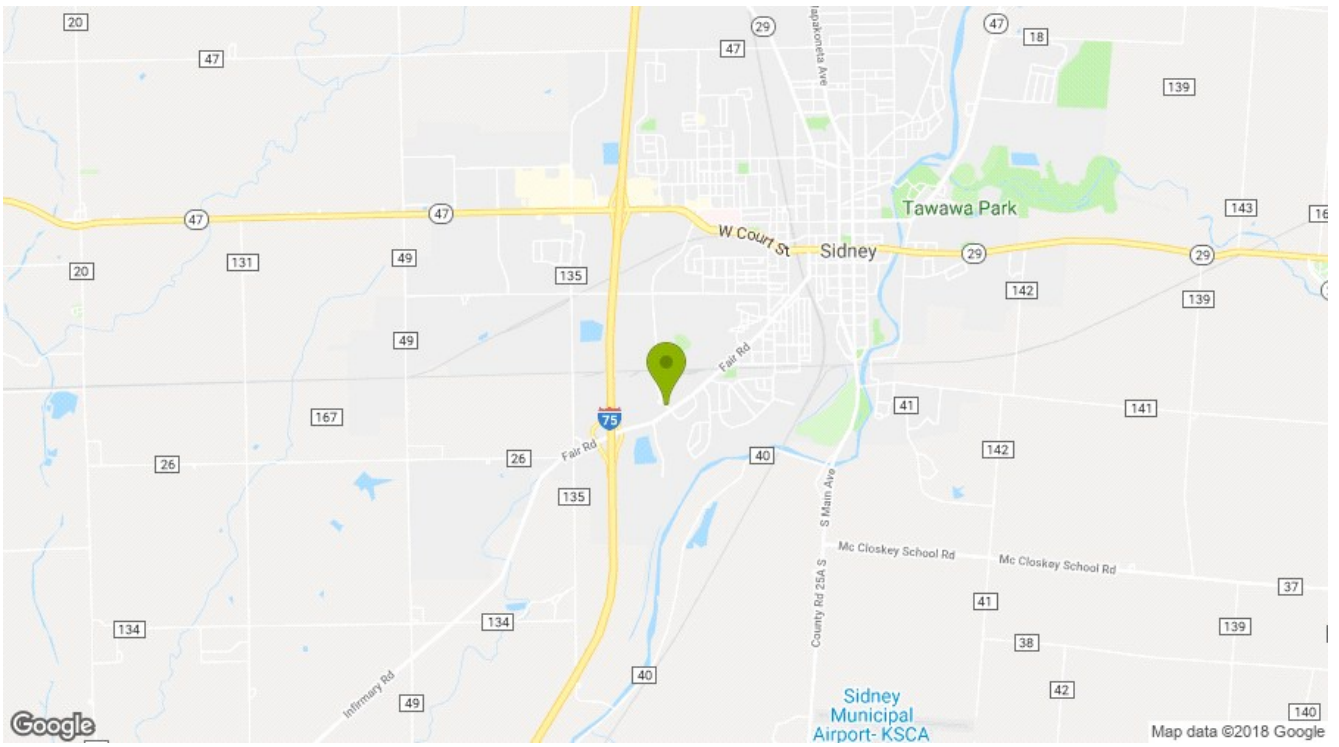
Web Address: www.IPBIndustrial.com

Description



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