

911 S. Vandemark-FLEX OFFICE/INDUSTRIAL FACILITY

Property Report (911 S. Vandemark-FLEX OFFICE/INDUSTRIAL FACILITY)



Property Details

Site/Building Name	911 S. Vandemark-FLEX OFFICE/INDUSTRIAL FACILITY
Street Address	911 S. Vandemark Road
City	Sidney
County	Shelby County
Zip Code	45365
Type of space	Office, Industrial
Min Size	91,605 sq ft
Max Size	91,605 sq ft
Last Updated	2/23/2018

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



Regional ED Contact

Company	Dayton Development Coalition
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Availability

For Sale	Yes
For Lease	Yes
Property Description	Luxurious office facility with warehouse/mfg. facility. Less than 1 mile to I-75. Rail access.
Lease Type	Triple Net

Building Details

Available sf	91,605 sf
Year Built	1974
Ceiling Height Max	23 ft
Ceiling Height Min	23 ft
Warehouse sf	60,401 sf
Number of Docks	4
Floor Thickness	6
Sprinkler	Yes
Sprinkler Type	Wet; .2 Density
Air Conditioning	Yes
Office sf	28,724 sf
Parking	Yes

Site Details

Industrial Park Name	Industrial
Lot Size	11.39 acres
Zoning	I2

Transportation

Nearest Highway	SR 47
Distance to Nearest Highway	1 miles
4 Lane	Yes
Nearest Interstate	Interstate 75
Distance to Nearest Interstate	1 miles
Nearest Airport	Dayton International
Distance to Nearest Airport	33 miles
Airport 2	Sidney Municipal Airport
Distance to Airport 2	6 miles
Port Name	Toledo
Distance to Port	115 miles

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
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Company Logo



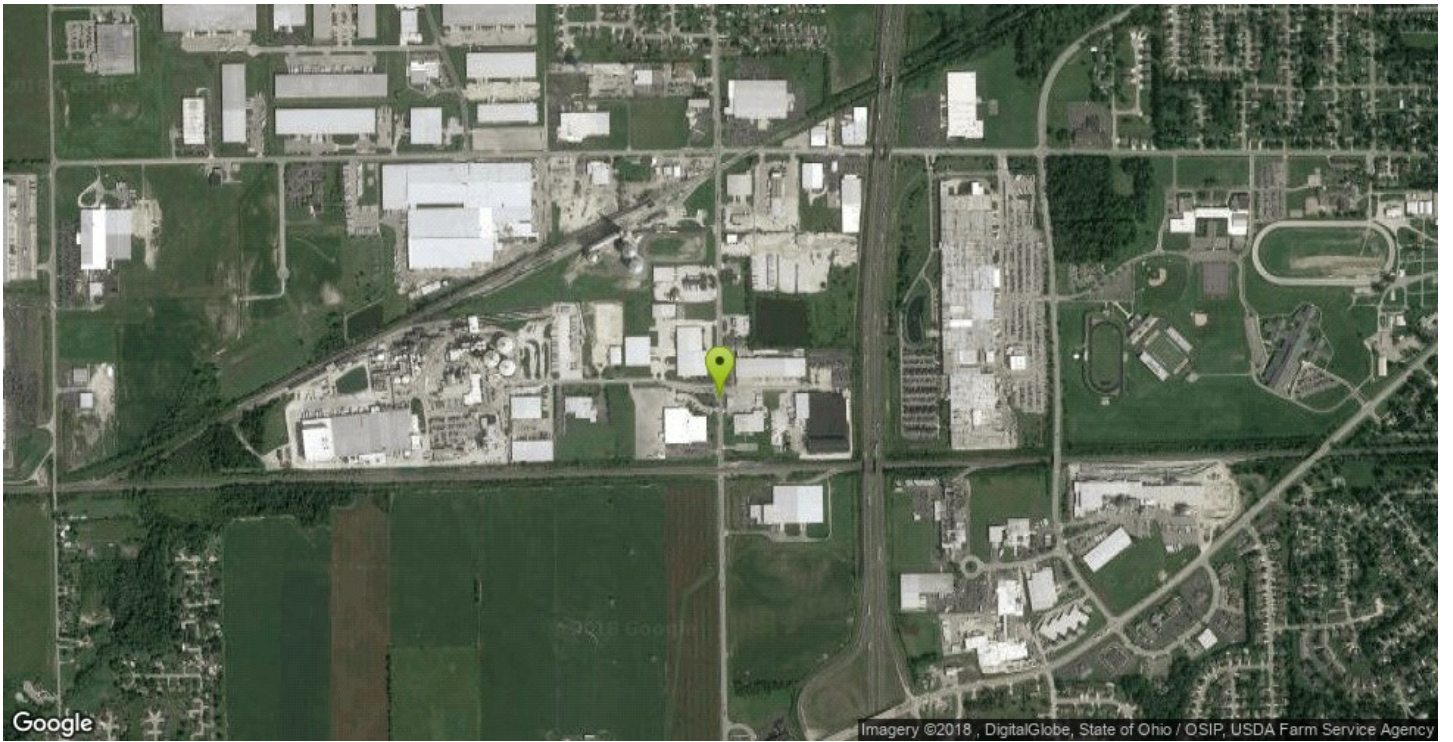
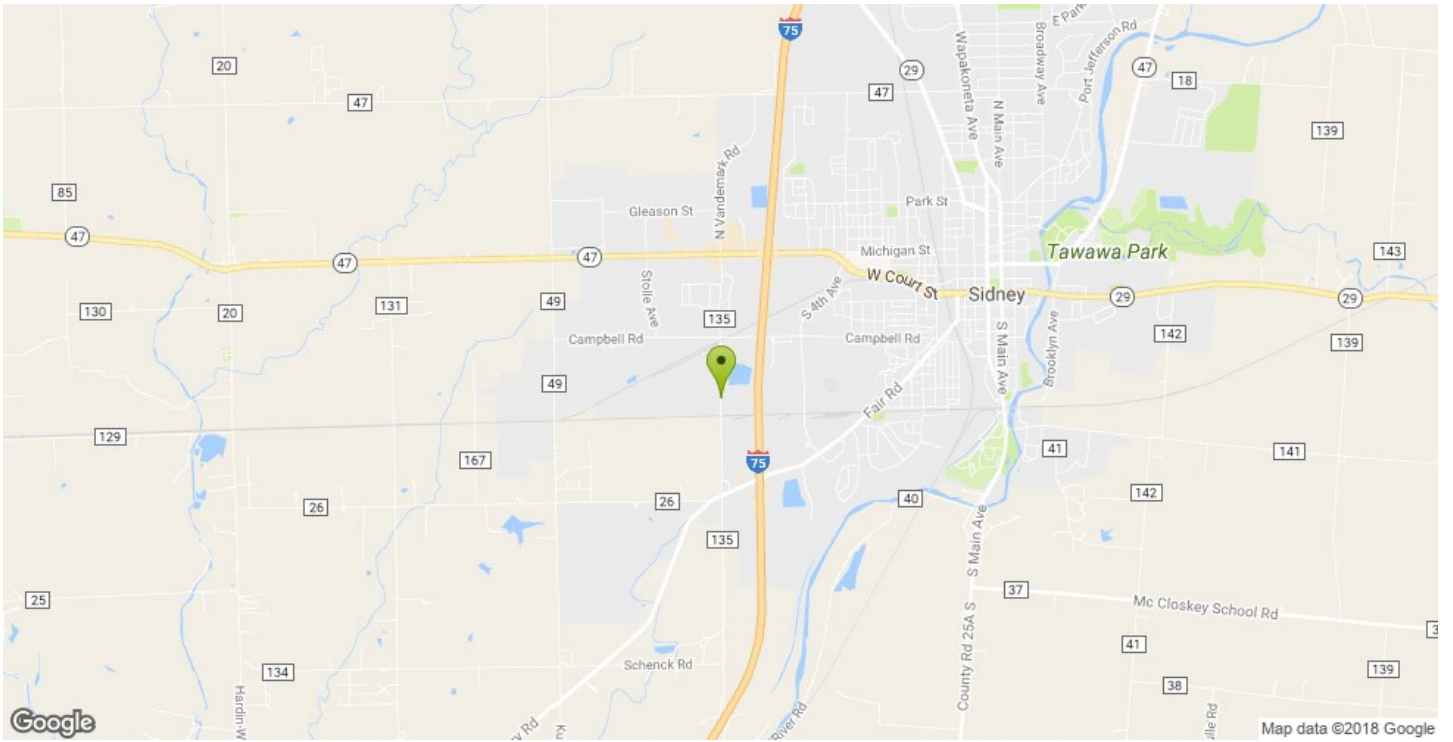
Utilities	
Electric	Yes
Electric Provider	Dayton Power & Light
Electric Volts	480
Electric Amps	3000
Power Phases	3
Gas	Yes
Gas Provider	Vectren
Water at Site	Yes
Water Provider	City of Sidney
Sewer	Yes
Sewer Provider	City of Sidney

Broker Contact	
Contact Name	Tim Echemann
Contact Company	Industrial Property Brokers
Contact Phone	937.492.4423
Email Address	echemann@industrialproperty.biz
Web Address	www.industrialproperty.biz

Description	
	<ul style="list-style-type: none"> Luxurious office facility with warehouse/manufacturing facility. Less than 1 mile to I-75. Rail adjacent to site. 11.386 Acres Annual Taxes: \$48,940 91,605 Total Square Footage - 60,401 sq. ft. is Manufacturing / Distribution - 28,724 sq. ft. is Office - 2,480 sq. ft. is Garage (explosion proof room) Built in 1974 \$3 Million Office Renovation in 1995 100% Fully Air Conditioned Floor Drains Newer Roof - Replaced in 2007; White Membrane Lighting - T-8 & T-12 250 Parking Spaces Outside Storage Expandable Land

Attachments	
	Property Brochure

911 S. Vandemark Road



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