

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([View Community](#))

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

Zip Code: 45365

Type of space: Office,Industrial

Min Size: 91,605 sq ft

Max Size: 91,605 sq ft

Last Updated: 10/2/2018

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@choosesidneyselby.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

Attachments

[Property Brochure-911 S. Vandemark](#)

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

Utilities

Electric: Yes

Electric Provider: Dayton Power & Light



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

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

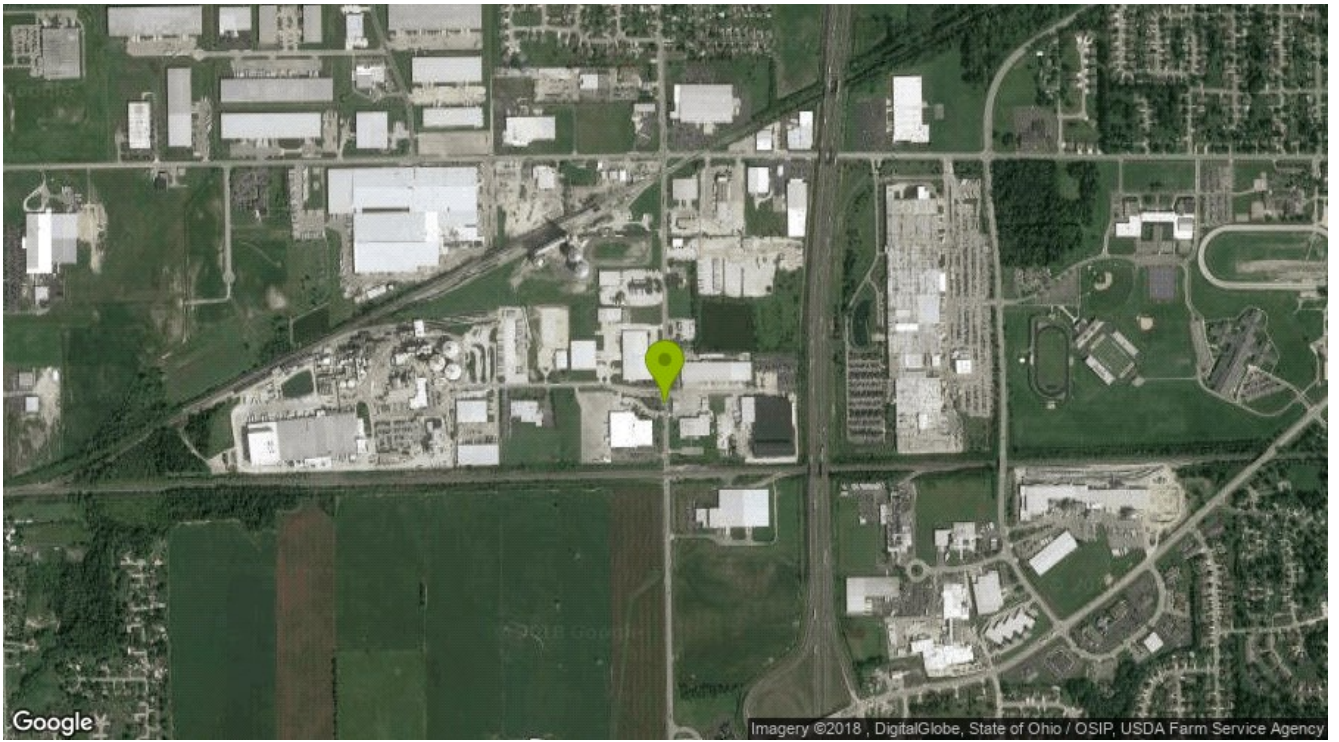
Email Address: echemann@industrialproperty.biz

Web Address: www.industrialproperty.biz

Description

- | 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
-

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