

171 S Lester

Property Report (171 S Lester)



Property Details

Site/Building Name: 171 S Lester

Street Address: 171 - 177 S. Lester

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

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

Zip Code: 45365

Type of space: Industrial,Warehouse

Min Size: 9,485 sq ft

Max Size: 23,844 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@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

[171 s lester.pdf](#)

[171-177 s lester.pdf](#)

Availability

For Sale: Yes

Sale Price: \$1,200,000

For Lease: Yes

Lease Terms: \$6,000/mo.

Building Details

Building sf: 23,844 sf

Minimum Divisible Size: 9,485 sf

Year Built: 2007

Drive In Doors: Yes

Number of Drive Ins: 4

Air Conditioning: Yes

Office sf: 4,375 sf

Parking: Yes

Site Details

Parcel ID #(s): 01-18-34-126-004

Total Number of Buildings: 1

Lot Size: 2.65 acres

Zoning: Industrial

Flood Plain: No

Incentives

Enterprise Zone: Yes

Transportation

Nearest Highway: S.R. 47

Distance to Nearest Highway: < .5 miles

4 Lane: Yes

Nearest Interstate: I-75

Distance to Nearest Interstate: < 2 miles

Nearest Airport: Sidney Municipal Airport

Distance to Nearest Airport: 6.5 miles

Nearest International Airport: Dayton International Airport

Distance to International Airport: 37 miles

Utilities

Electric: Yes

Electric Provider: Dayton Power & Light

Gas: Yes



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

Gas Provider: Vectren

Water at Site: Yes

Water Provider: City of Sidney

Municipal Water Connection: Yes

Sewer: Yes

Sewer Provider: City of Sidney

Fiber Service to Site: Yes

Fiber Provider: NKTelco

Telecom: Yes

Telecom Provider: NKTelco

Broker Contact

Contact Name: Caven Risk

Contact Company: Brokers Real Estate

Contact Phone: 937-498-4725

Email Address: cavenrisk@woh.rr.com

Description

For Sale: 2.65 acres - 23,844 sq. ft. - Built in 2007 - Sale Price: \$1,200,000

For Lease: 9,485 sq. ft. - Lease Price: \$6,000/mo.

Shop with Air Conditioning

Features: Gas heat, central air, security lighting, overhead door, restrooms, storage, onsite parking

171 - 177 S. Lester



