

Owned & Managed by:



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Sidney Industrial

1250-1280 N Vandemark Rd

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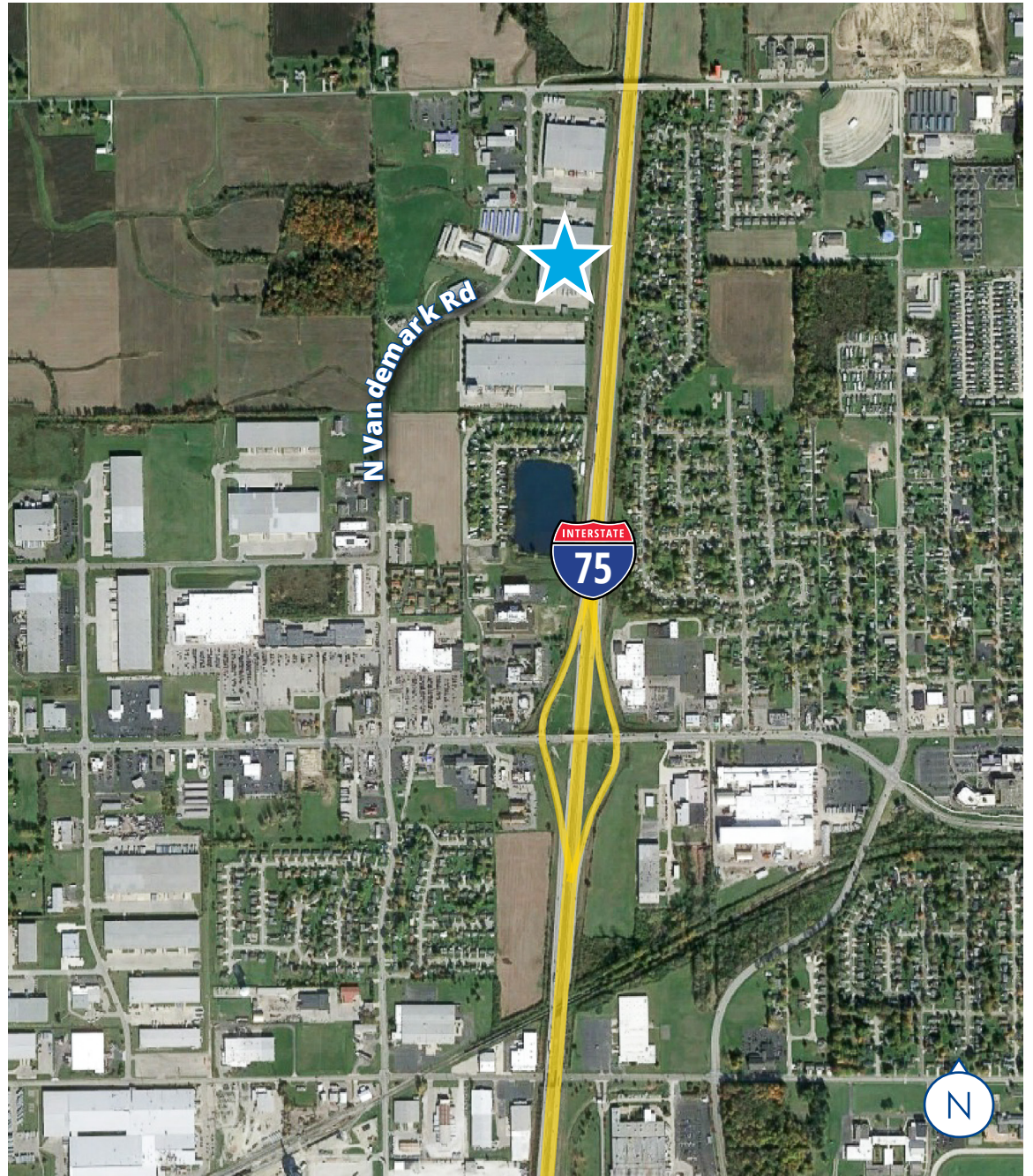
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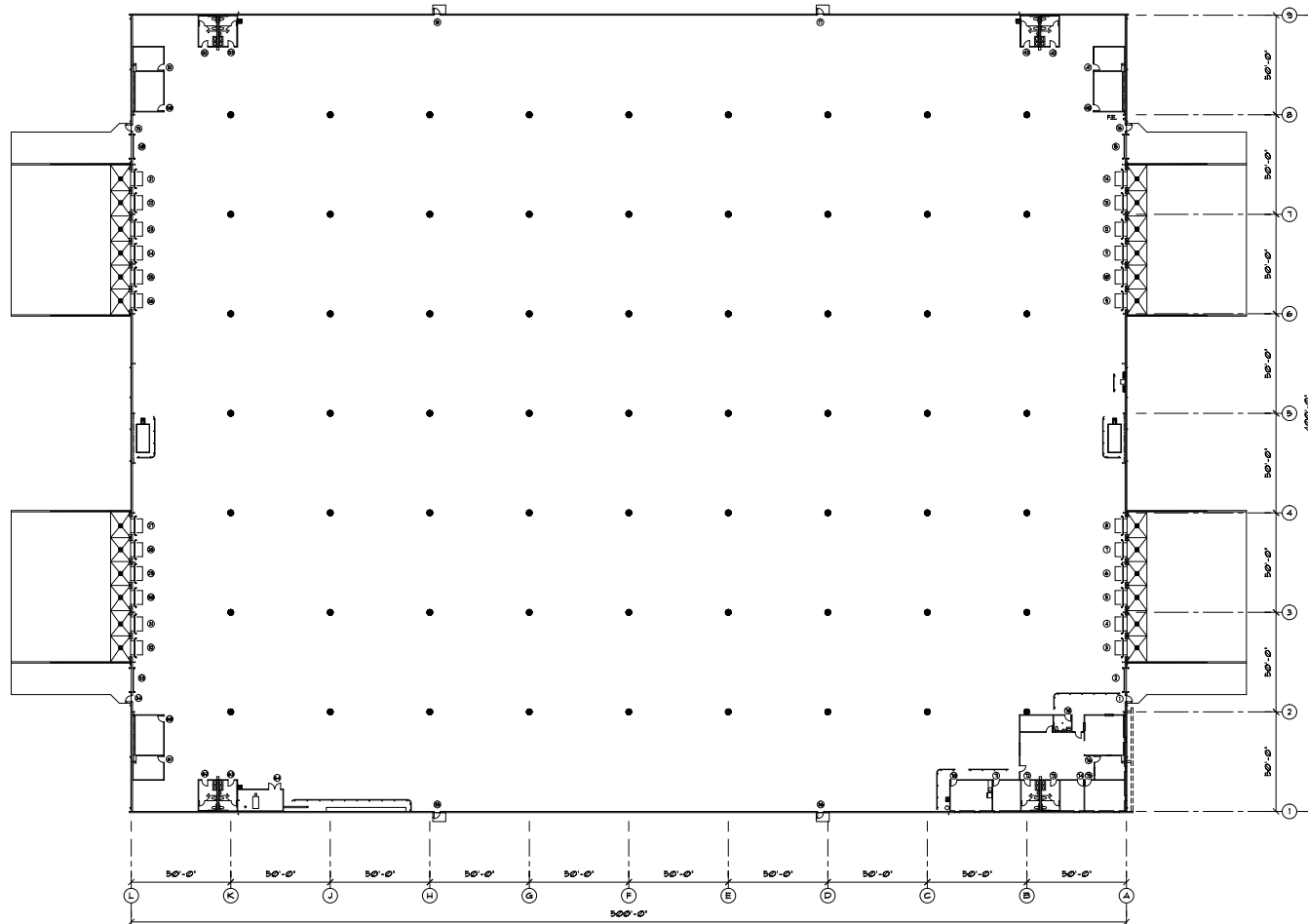


Property Specs

Building SF	200,000 SF
Available SF	200,000 SF
Year Built	2004
Parcel Size	14.71 acres
Eave Height	24'
Docks	24 (9' x 10')
Drive-ins	4 (12' x 14')
Column Spacing	50' x 50'
Zoning	I-2, General Industrial
Power	4 - 400 Amp 277/480 3 phase panels
Sprinkler	ESFR
Available Date	Immediately



Floorplan



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Sidney, OH

- Sidney-Shelby County was ranked #3 Top U.S. Micropolitan by Site Selection Magazine in 2022, making it the region's 12th consecutive appearance in the Top 100 Micro ranking
- 49.4% of the area's employment is in manufacturing – the largest percentage of manufacturing jobs per capita in the State of Ohio
- Shelby County is home of two of the top three employers in the Dayton Region – Honda Engine Plant and Emerson Climate Technologies

Logistics

- Shelby County is part of the I-75 corridor with access to the interstate from seven different interchanges— Four of these interchanges occur throughout the Sidney City Limits
- Sidney is within a day's drive of two-thirds of the U.S. population, providing the advantage of fast deliveries and lower freight costs to major markets
- Sidney is equipped with a modern municipal airport, and Dayton International Airport is less than 35 miles away

