



Colliers

Available: For Sale & Lease

1000 Tower Drive Fort Loramie, Ohio 45845

Located in Fort Loramie Industrial Park.

The Fort Loramie Industrial Park is a thriving business hub that has been a source of pride for the Fort Loramie community for many years. The park is located along State Route 66 on the south side of town and consists of 127 acres. The park also offers a variety of incentives to businesses that locate or grow in Fort Loramie.

Completion: August of 2023

- 24,000 SF on 3.4 Acres
- 800 amp/3 phase electric
- 6" concrete
- 2 OH Doors (10 w x 12 h)
- 2 dock doors
- 24' clear height
- Office: build to suit
- Potentially divisible

Sale Price:

\$2,750,000

Asking Rate:

\$9.50/SF

Contact us:

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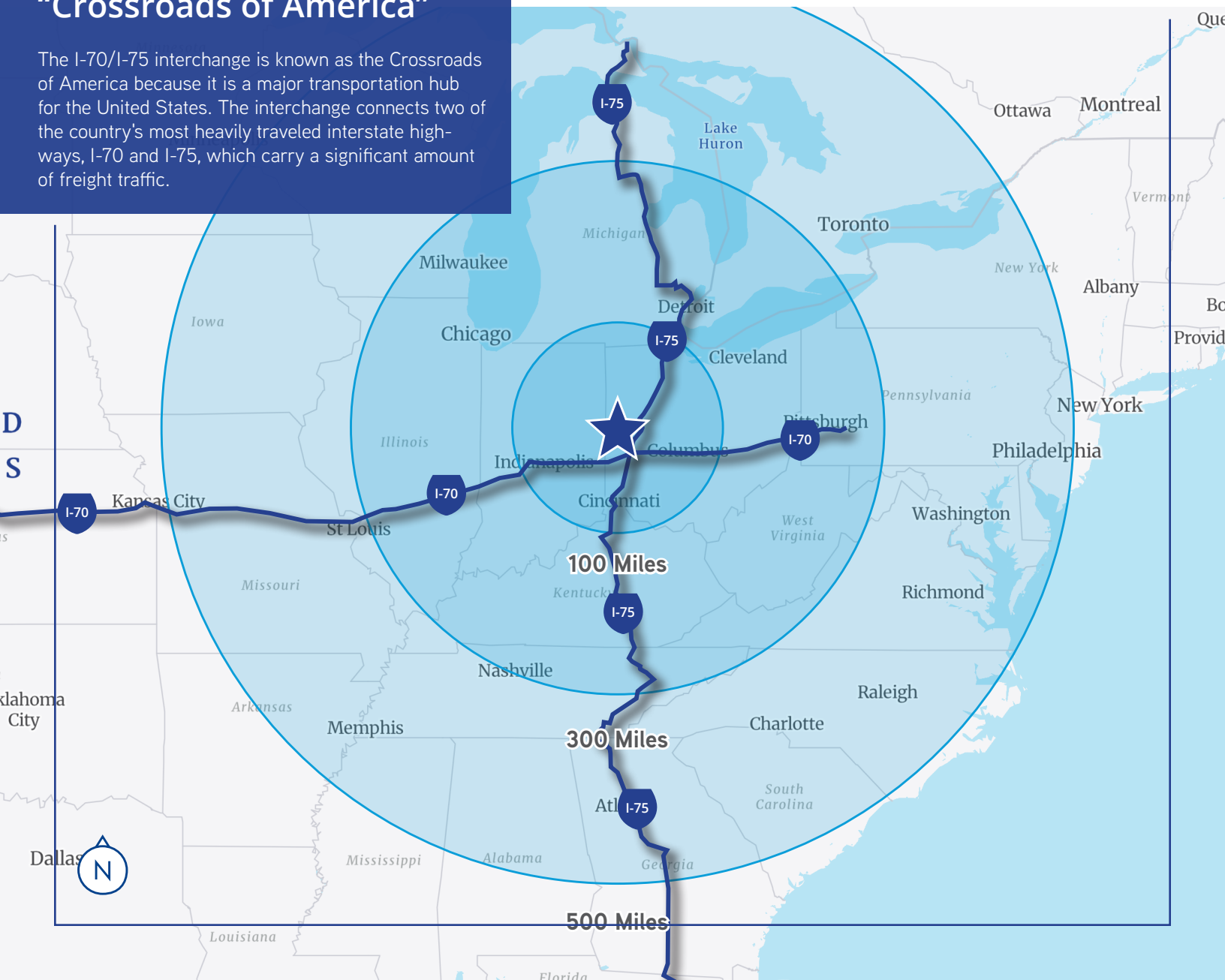
Accelerating success.

Sidney-Shelby County

- **Sidney-Shelby County is a top-ranked micropolitan area in Ohio.**
 - It was ranked #3 Top U.S. Micropolitan by Site Selection Magazine in 2022.
 - This is the region's 12th consecutive appearance in the Top 100 Micro ranking.
- **Manufacturing is a major industry in the area.**
 - 49.4% of the area's employment is in manufacturing.
 - This is the largest percentage of manufacturing jobs per capita in the State of Ohio.
- **The area is home to two of the top three employers in the Dayton Region.**
 - These employers are Honda Engine Plant and Emerson Climate Technologies.
- **The area is well-connected to major transportation networks.**
 - It 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.
 - Within a day's drive of two-thirds of the U.S. population.

"Crossroads of America"

The I-70/I-75 interchange is known as the Crossroads of America because it is a major transportation hub for the United States. The interchange connects two of the country's most heavily traveled interstate highways, I-70 and I-75, which carry a significant amount of freight traffic.

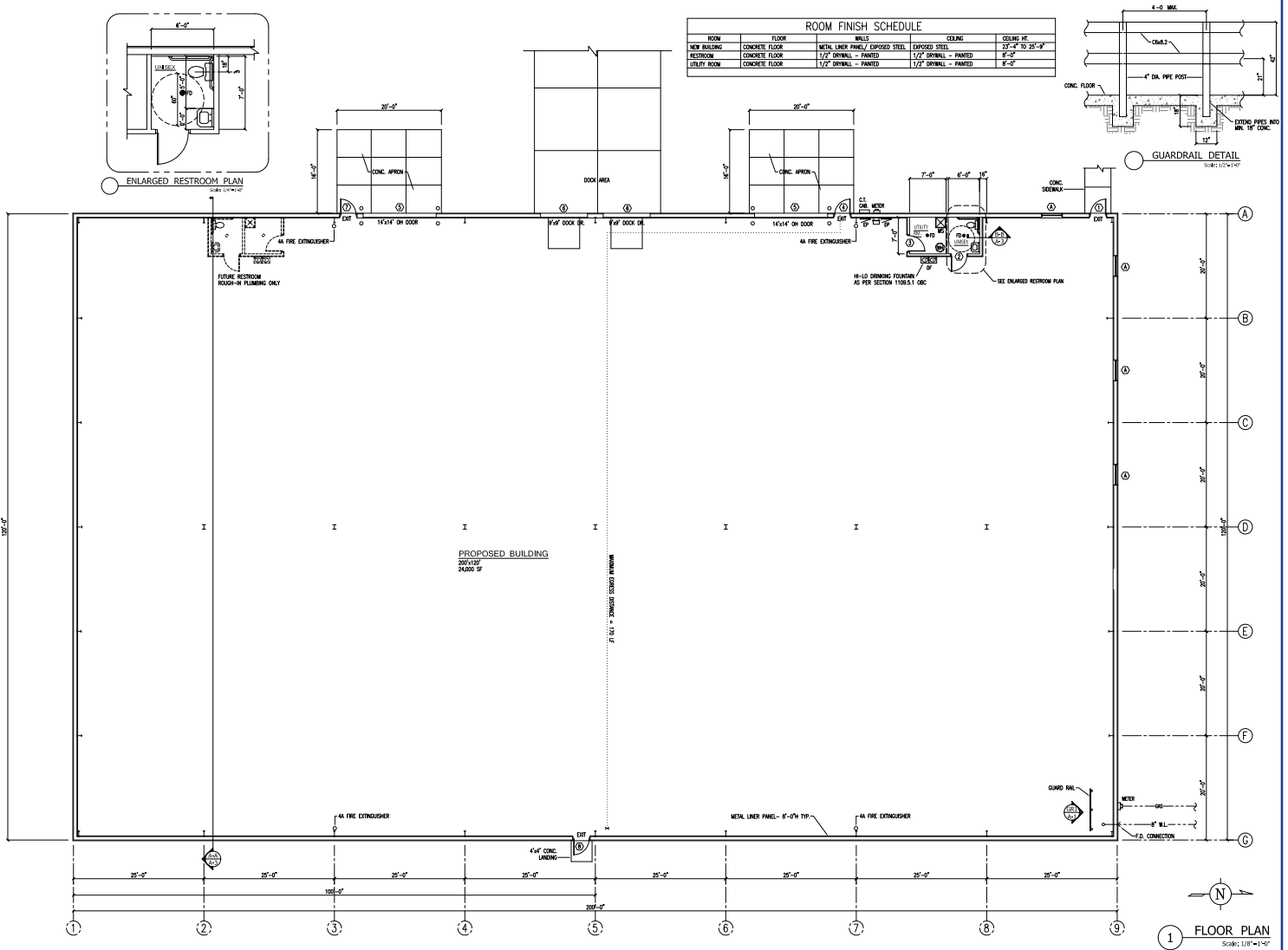


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