



1521 Michigan Street
Sidney, OH 45365

For sale or lease

72,289 - 165,230 SF industrial facility on 33+ AC

Property overview

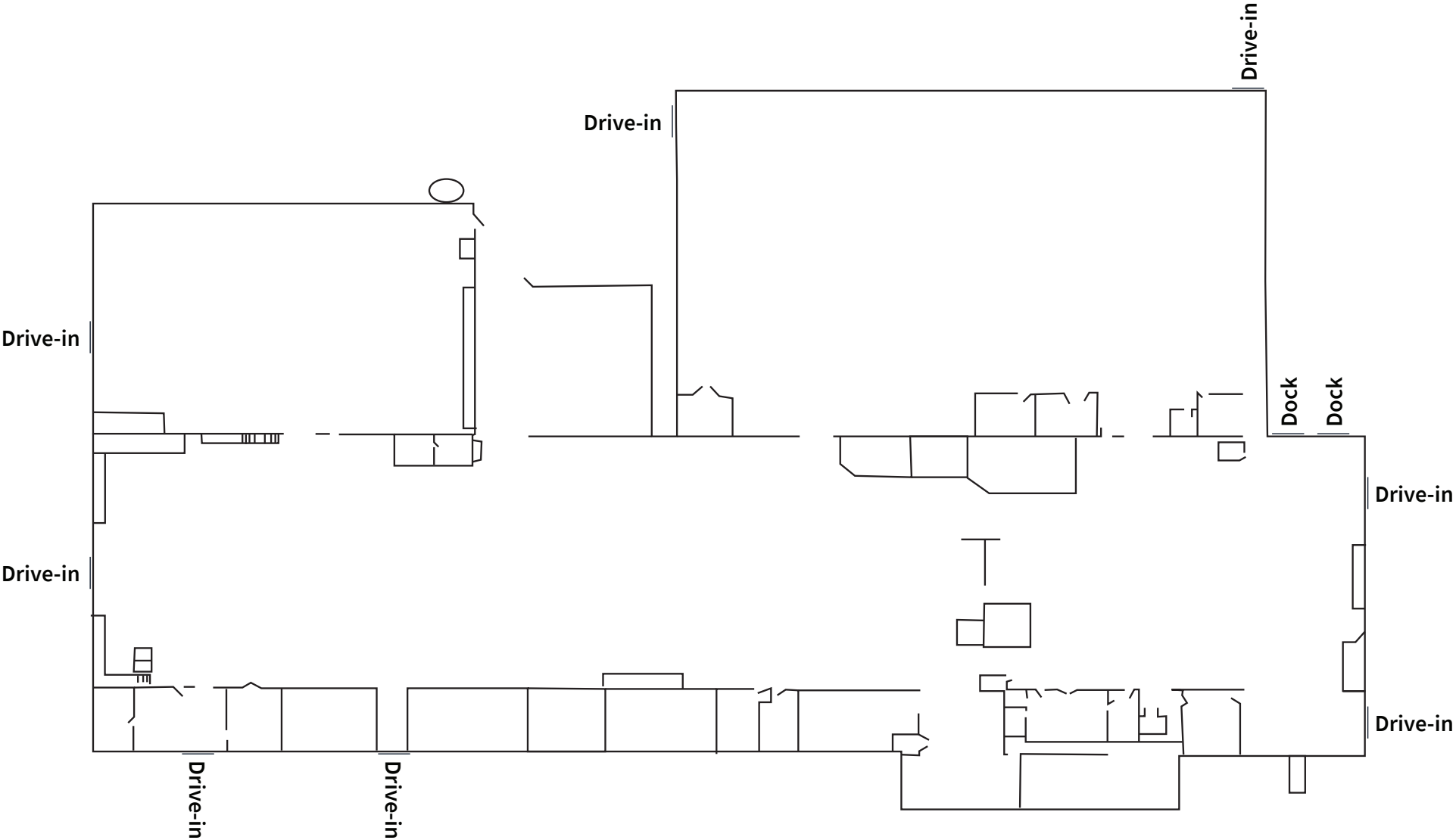
- Industrial facility totaling 165,230 SF
- 33.81 AC site
- Heavy manufacturing, machine shop, warehouse, distribution and office space
- Excellent visibility and access to I-75
- Recent building expansion and investment
- Land available for expansion
- Single or multiple tenant configurations
- Available now



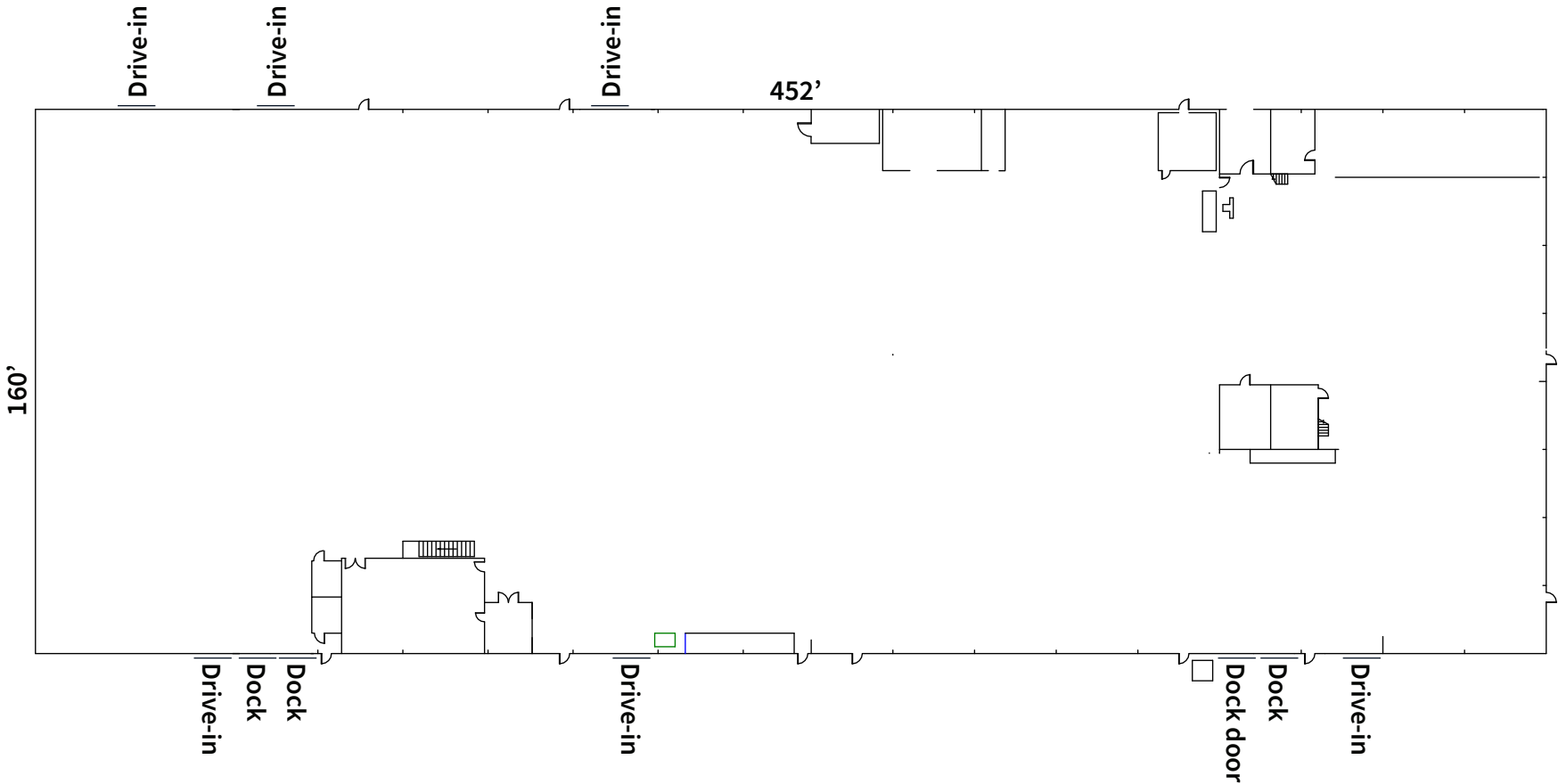
Site plan



Building 1



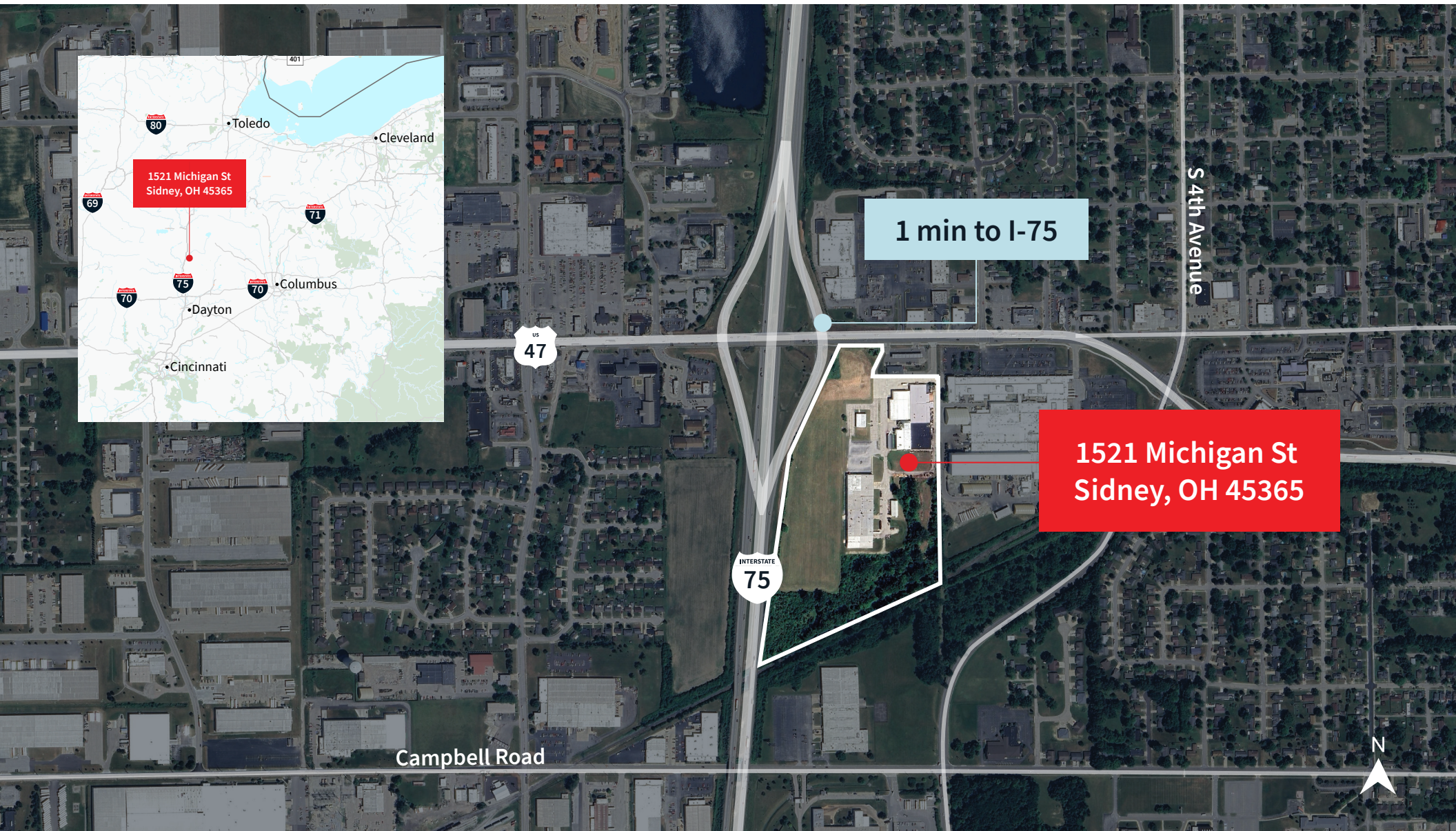
Building 2



Specs

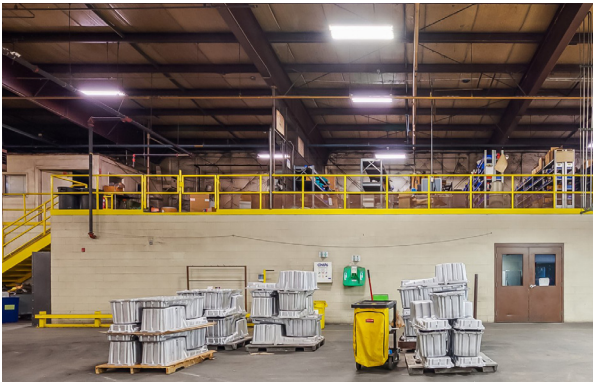
	Office	Building 1	Building 2
Total SF	5,000 SF	85,995 SF	72,289 SF
Office SF		+/-1,000 SF	+/-2,700 SF
Roof	Rubber membrane	Metal & membrane portion	Metal
Clear height		13'8" - 22'5"	20'-24'
Loading docks		2 - 8' X 8'	4 - 8' X 10'
Drive-in doors		6	8
		1 - 10' X 10'	1 - 11' X 14'
		4 - 12' X 12'	2 - 20' X 14'
		1 - 16' X 16'	2 - 20' X 20'
			3 - 10' X 10'
Locker rooms/showers/RR		Yes	Yes
Power		1800 A/480V/3 Phase	7200 A/480V/3 Phase
Columns		Varies	23'x80'
Sprinklers	None	None	Wet
Heating	Split system	Gas	Gas
Lease rate	\$4.75 PSF NNN	\$4.25 PSF NNN	\$4.75 PSF NNN
Estimated taxes	\$0.39 PSF	\$0.39 PSF	\$0.39 PSF

Location









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