

Owned & Managed by:



Sidney Industrial

210-280 S Stolle Avenue

Under New Ownership!

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Property Specs

AVAILABLE DATE June 1st, 2024

BUILDING SF 225,000 SF

AVAILABLE SF 105,000 SF

LEASE RATE \$4.95/SF NNN

YEAR BUILT 1992

PARCEL SIZE 13.87 acres

EAVE HEIGHT 24'

DOCKS 15 (9' x 10')

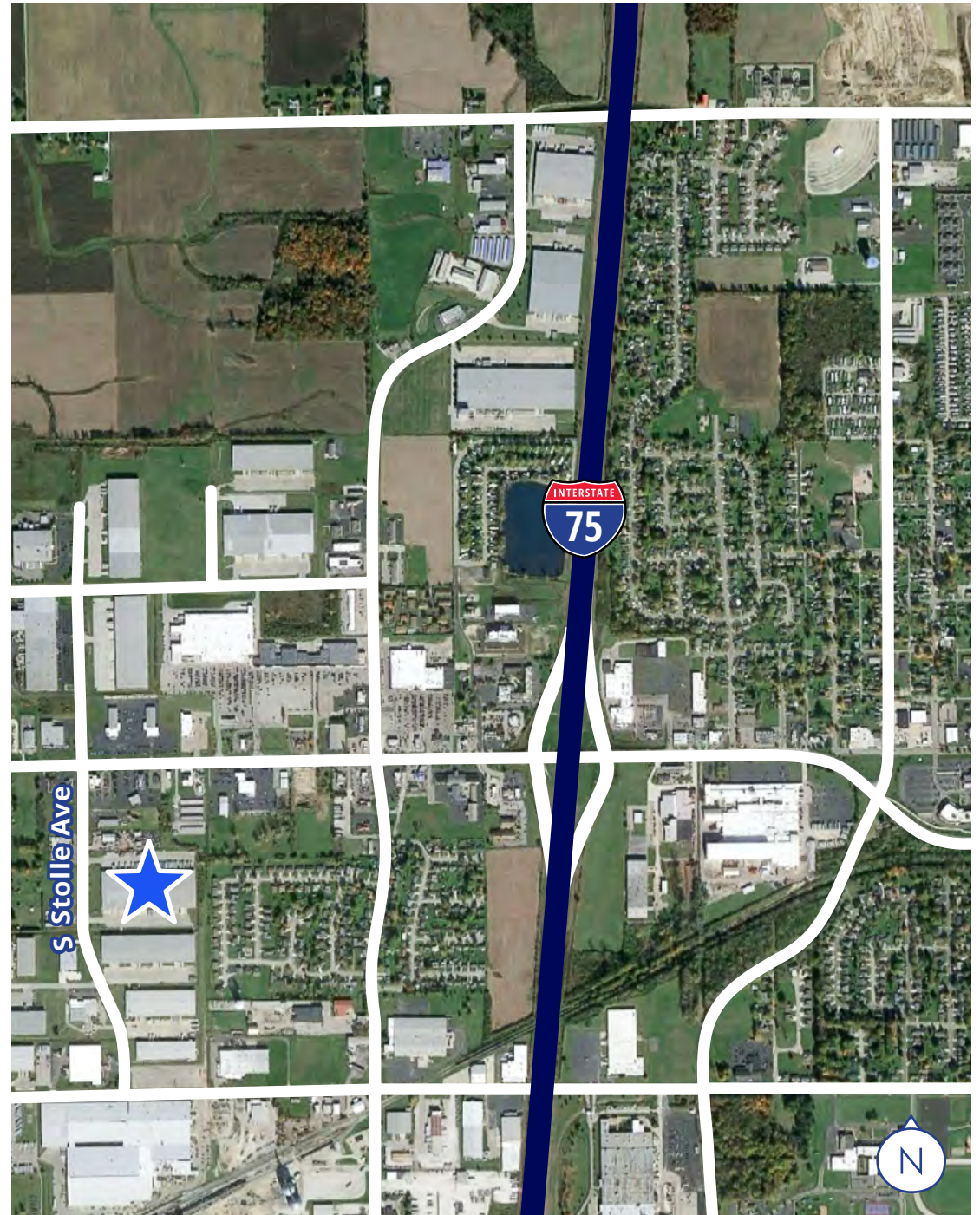
DRIVE-INS 2 (12' x 14')

COLUMN SPACING 50' x 50'

ZONING I-2, General Industrial

SPRINKLER Wet

Colliers



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

