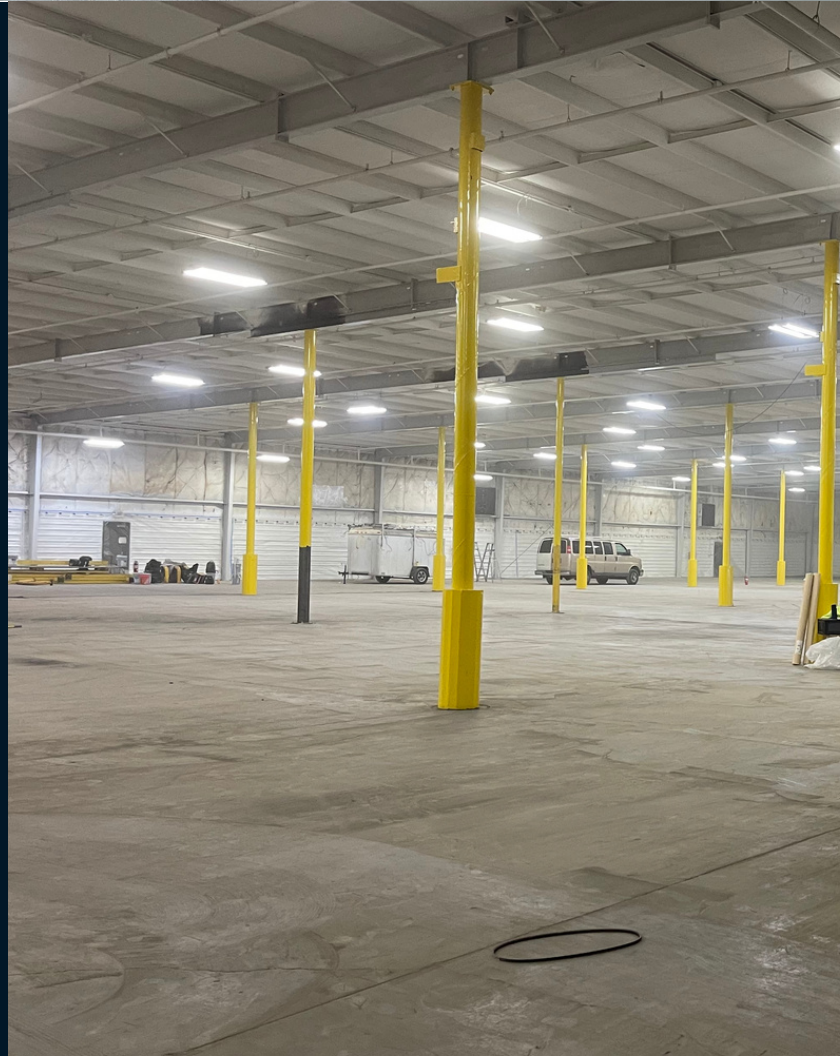
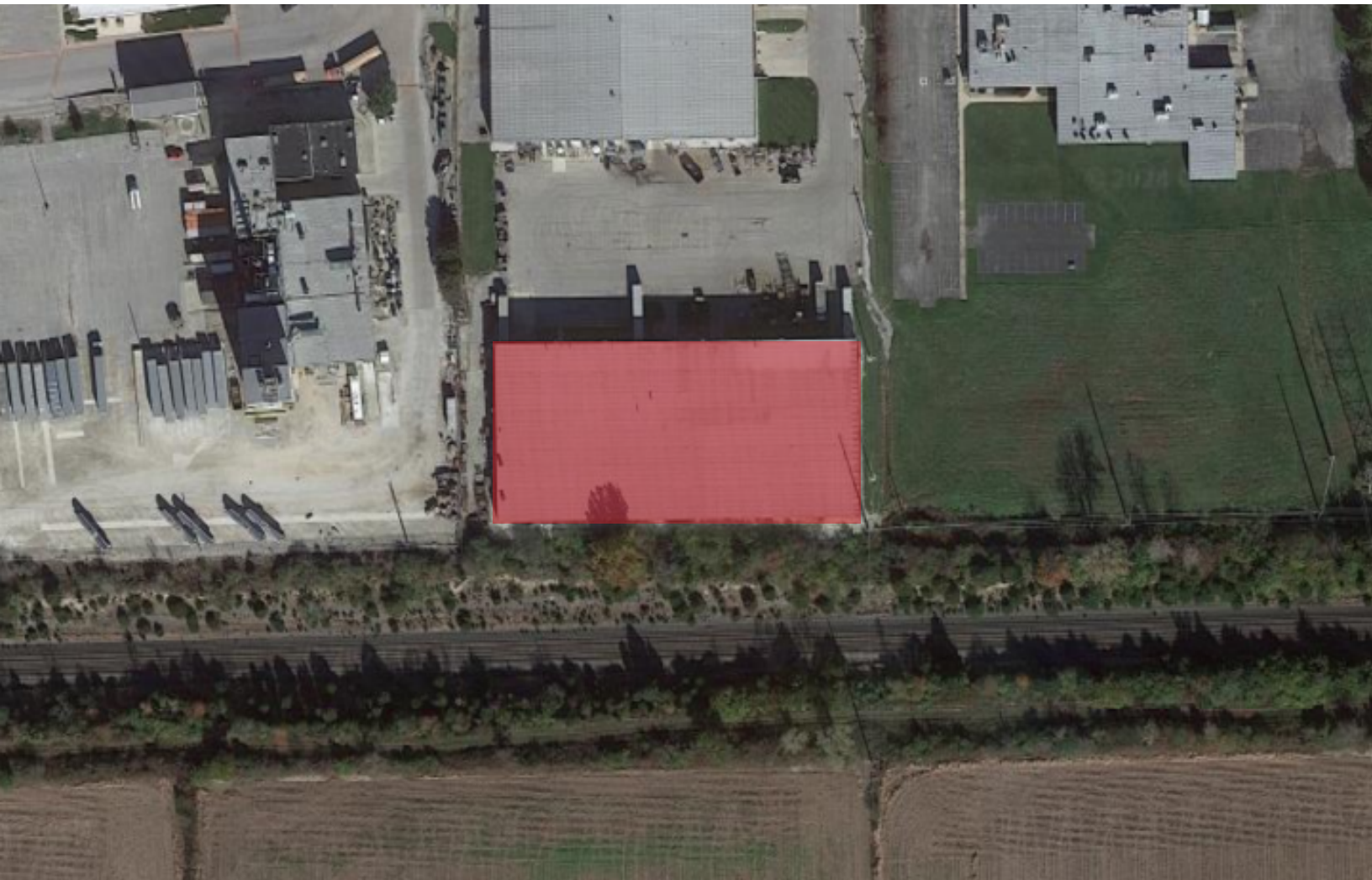
 **JLL** SEE A BRIGHTER WAY

For lease

52,906 SF Available

2345-2349 Industrial Dr
Sidney, OH 45365





Property Details

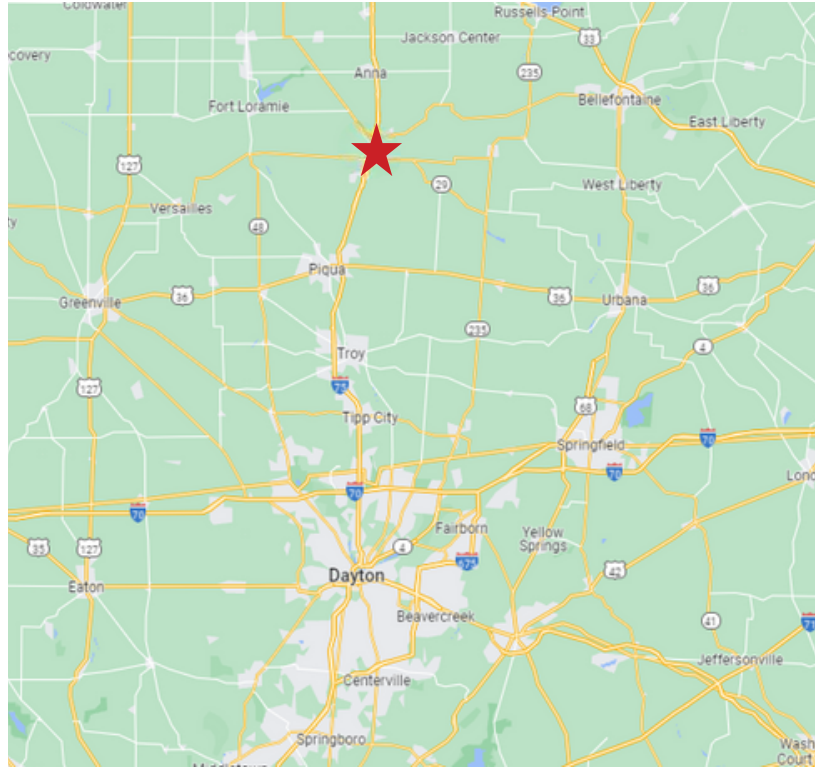
Total SF	52,906
Office SF	4,549
Clear Height	20'
Columns	40' x 24'
Power	3 Phase/480V
Docks	5
Drive In	2

Sprinkler	Wet System
Lighting	LED
Floor Drains	No
Zoning	IIM- Industrial Innovation Mfg.
Parking Spots	30
Lease Rate	\$5.75 PSF NNN
Op.Ex.	\$0.80 PSF

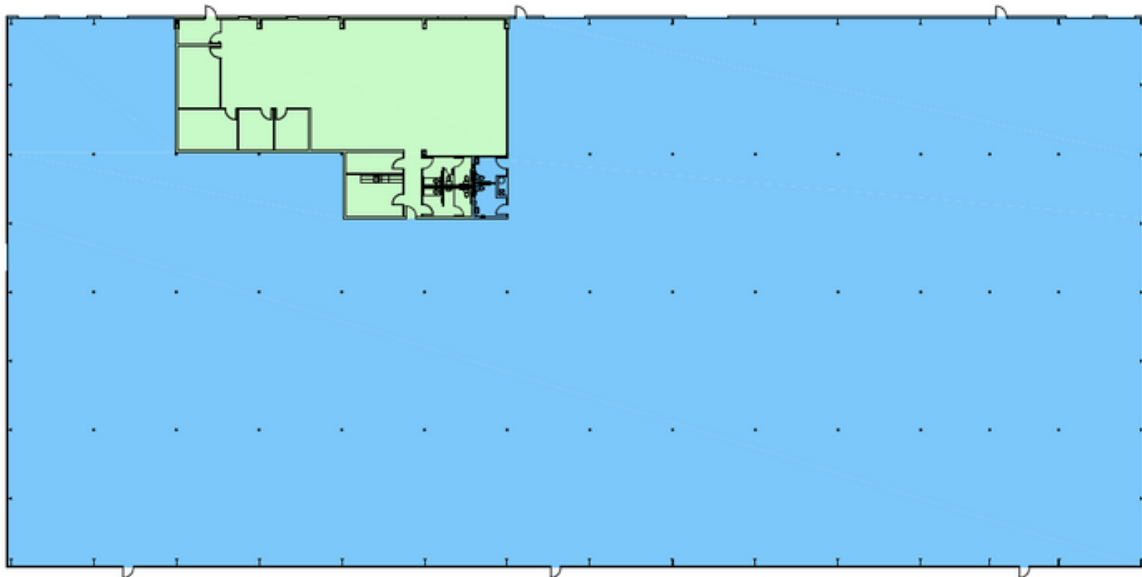
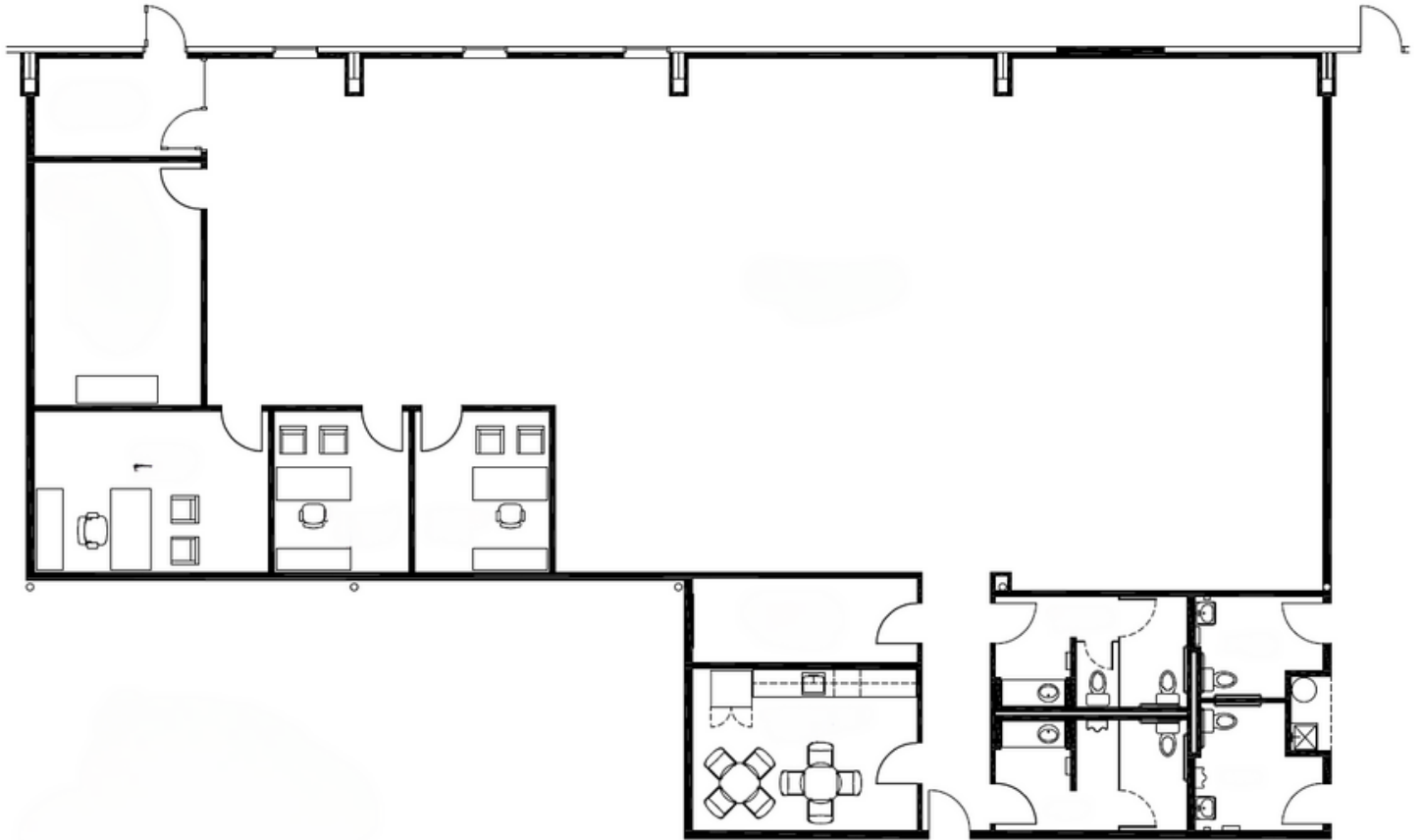
2345-2349 Industrial Dr
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
Interior & Exterior Renovations:


- Brand new office space
- LED lights throughout
- Interior & exterior paint
- New office HVAC and warehouse heaters
- Polished concrete floors
- New dock doors and dock equipment as necessary
- New landscaping



Floorplan



 OFFICE
4,549 SF

 WAREHOUSE
48,357 SF

TOTAL 52,906 SF