

Owned & Managed by:



Sidney Industrial

821–855 S Vandemark Rd

19,767 SF for Lease

Property Highlights

- 380 SF of office space (fully renovated)
- LED lights throughout
- Set of restrooms (fully renovated)
- Polished concrete floors
- Interior & exterior paint

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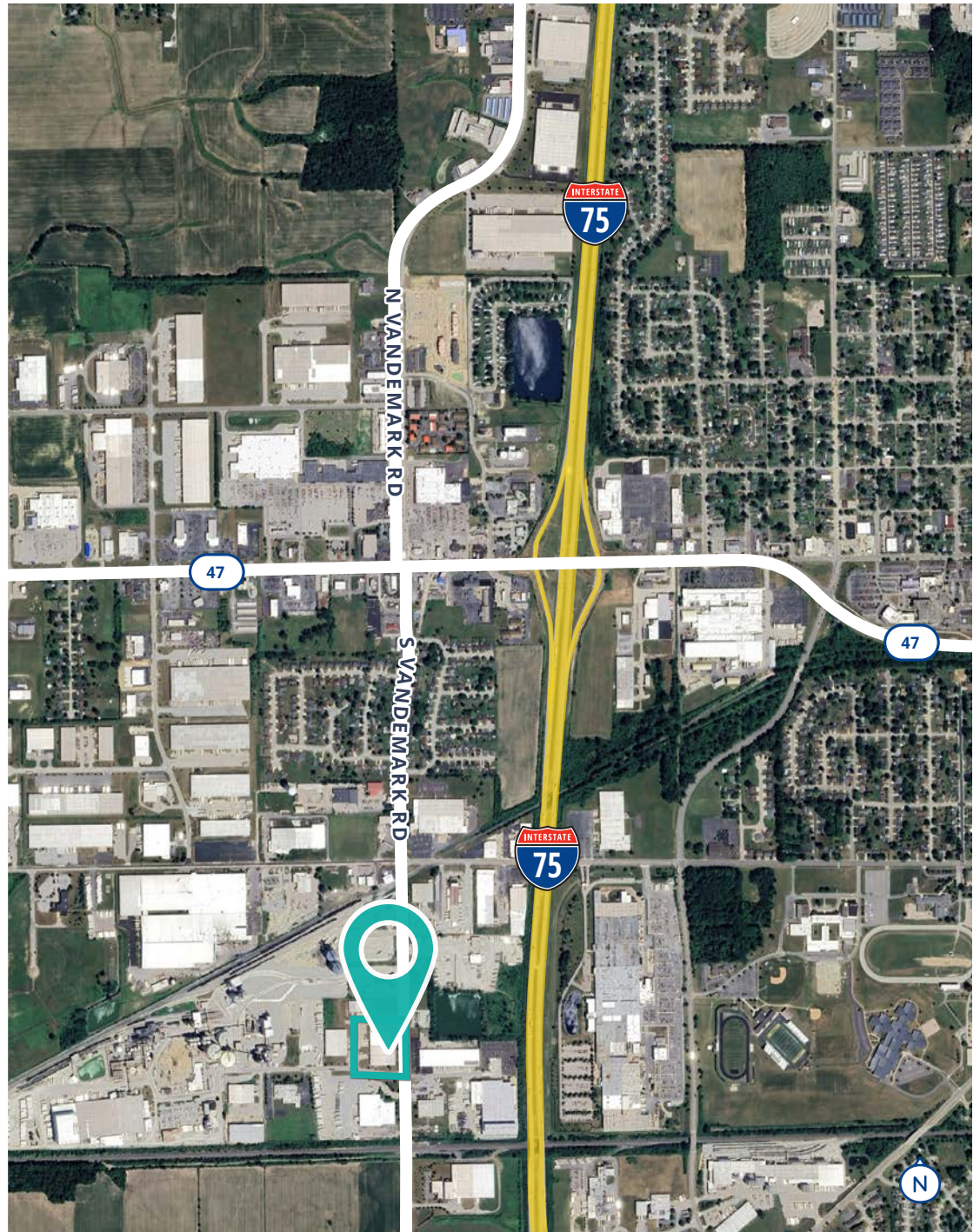
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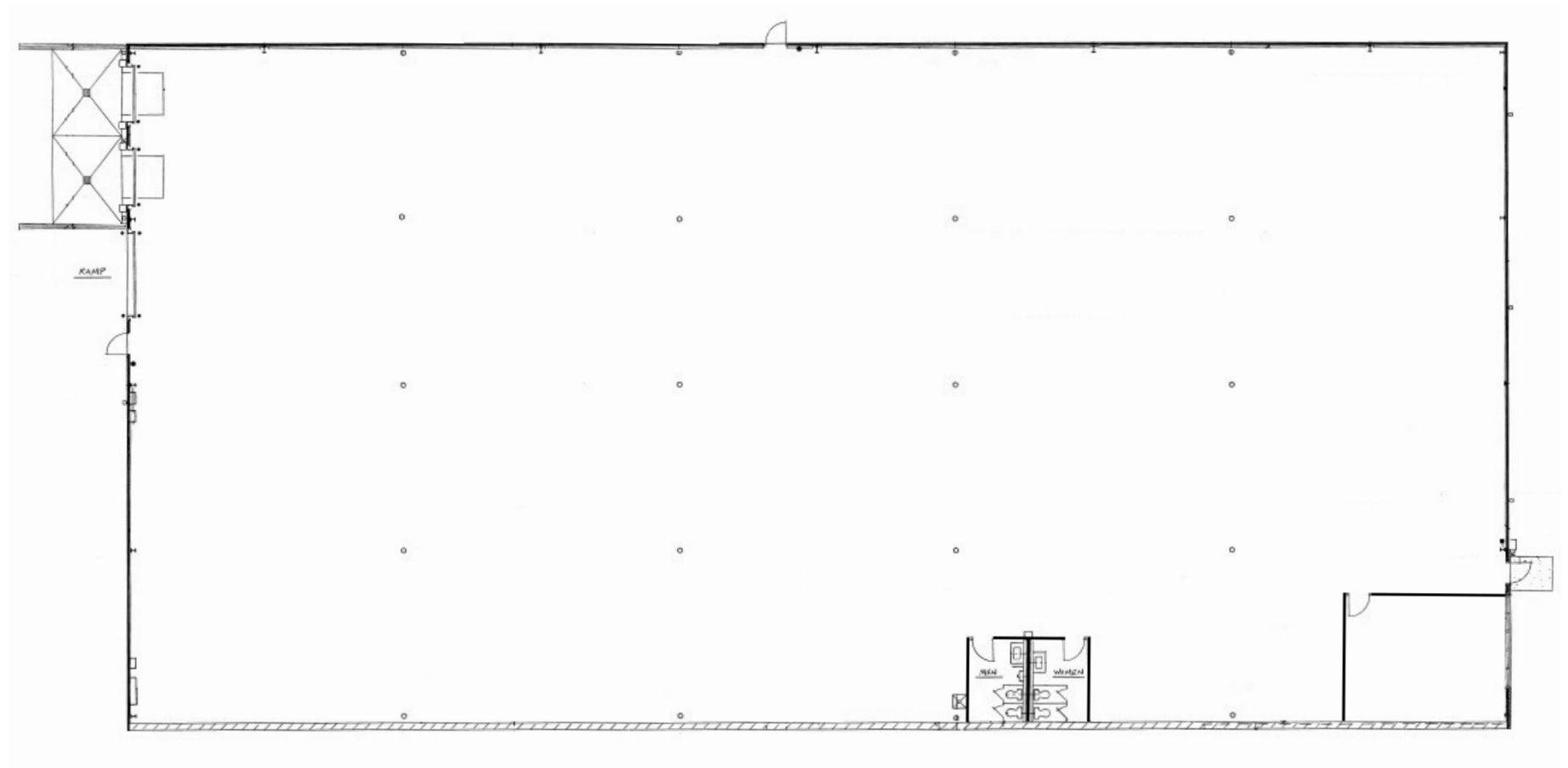
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Property Details

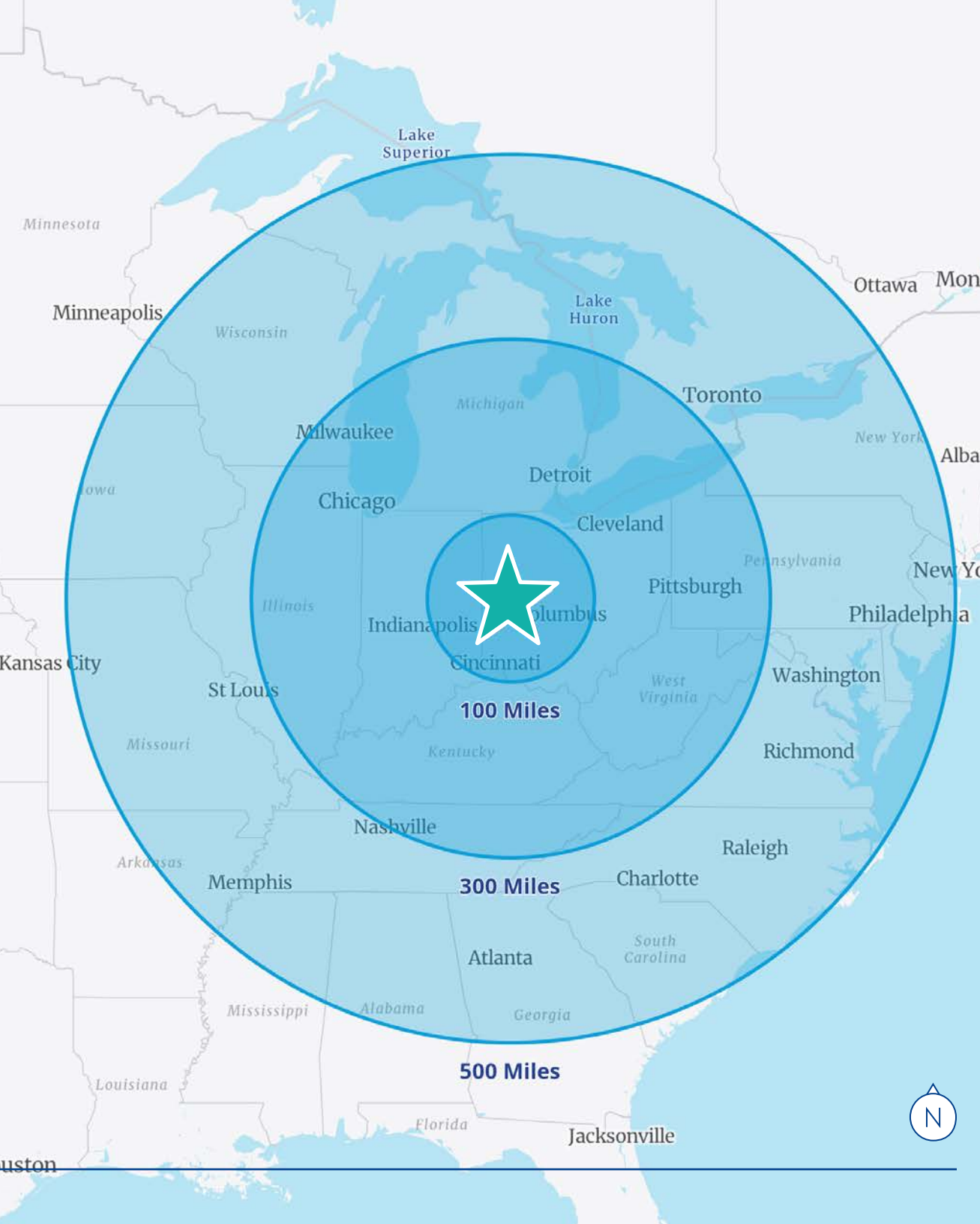
Building SF	87,380 SF
Available SF	19,767 SF
Office SF	380 SF
Dock Doors	Two (2)
Drive-ins	One (1)
Clear Height	16'
Sprinkler System	Wet
Year Built	1978/1984/1985
Parcel Size	6.85 AC
Zoning	I-2, General Industrial



Floor Plan



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Sidney, Ohio

- 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



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