

Sidney OH Industrial Park Property Report

Property Report (Sidney OH Industrial Park)



Property Details

Site/Building Name	Sidney OH Industrial Park
Street Address	Kuther & Millcreek Roads
City	Sidney
County	Shelby County
Zip Code	45365
Type of space	Industrial, Vacant Land
Min Size	10 acres
Max Size	237 acres
Last Updated	5/22/2017

Contact Information

Company	Sidney-Shelby Economic Partnership
Contact Name	Mike Dodds
Title	Executive Director
Address	101 South Ohio Ave, Floor 2
City	Sidney
State	Ohio
Phone	937-498-9554
Cell	937-538-0319
Fax	937-498-2191
Email	mdodds@choosesidneyshelby.com
Website	www.choosesidneyshelby.com



Contact Information

Company	Dayton Development Coalition
Contact Name	Matt Shimp
Address	900 Kettering Tower
City	Dayton
State	Ohio
Phone	9372224422
Email	mshimp@daytonregion.com
Website	daytonregion.com

Availability

For Sale	Yes
Sale Price	\$30,000.00
Sale Terms	Price range \$30,000 to \$50,000 depending on number of acres purchased

Site Details

Industrial Park	Yes
Industrial Park Name	Sidney Ohio Industrial Park
Total Number of Buildings	3
Build to Suit	Yes
Current Use	Agricultural
Former Use	Agriculture
Lot Size	260 acres
Total Acres	233 acres
Developable Acres	233 acres
Divisible	Yes
Certified	Yes
Certification Type	McCallum Sweeney Site Consultant
Zoning	Industrial
Topography	Gently Rolling
Attainment: Eight-Hour Ozone	Yes
Attainment: Particulate Matter (PM 2.5)	Yes
Attainment: Sulfur Dioxide (1-Hour SO2)	Yes
Attainment: Lead	Yes
Flood Plain	5 acres
Mineral Rights Leased	No

Incentives

Enterprise Zone	Yes
-----------------	-----

Transportation

Nearest Highway	State Route 47
Distance to Nearest Highway	1.8 miles
4 Lane	Yes
Nearest Interstate	Interstate 75
Distance to Nearest Interstate	1 miles
Interstate 2	Interstate 70
Distance to Interstate 2	35 miles
Nearest Airport	Sidney Municipal Airport
Distance to Nearest Airport	6 miles
Nearest International Airport	Dayton International Airport
Distance to International Airport	34 miles
Port Name	Toledo
Distance to Port	115 miles
Rail Provider	N/A



State ED Contact	
Company	JobsOhio
Contact Name	Victoria Schaefer
Address	41 S. High Street, Suite 1500
City	Columbus
State	Ohio
Phone	614-495-3963
Email	schaefer@jobs-ohio.com
Website	www.Jobs-Ohio.com



Utilities	
Electric	Yes
Electric Provider	Dayton Power & Light
Power Phases	3
Electric Volts	12470
Gas	Yes
Gas Provider	Vectren
Gas Line Size	6 in
Gas Pressure	10 psi
Water at Site	Yes
Water Provider	City of Sidney
Water Line Size	16 in
Sewer	Yes
Sewer Provider	City of Sidney
Sewer Line Size	12 in
Fiber Service to Site	Yes
Telecom	Yes
Telecom Provider	CenturyLink, NK Telco

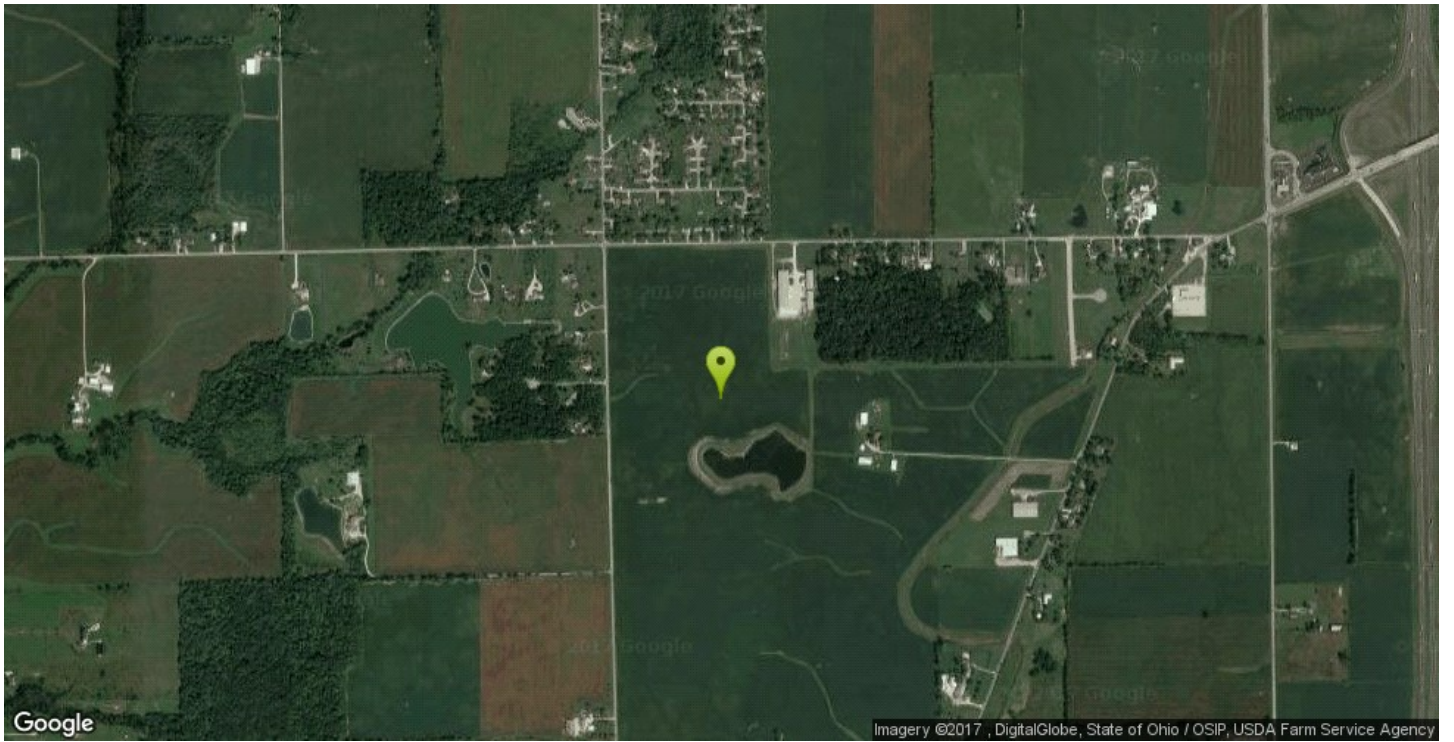
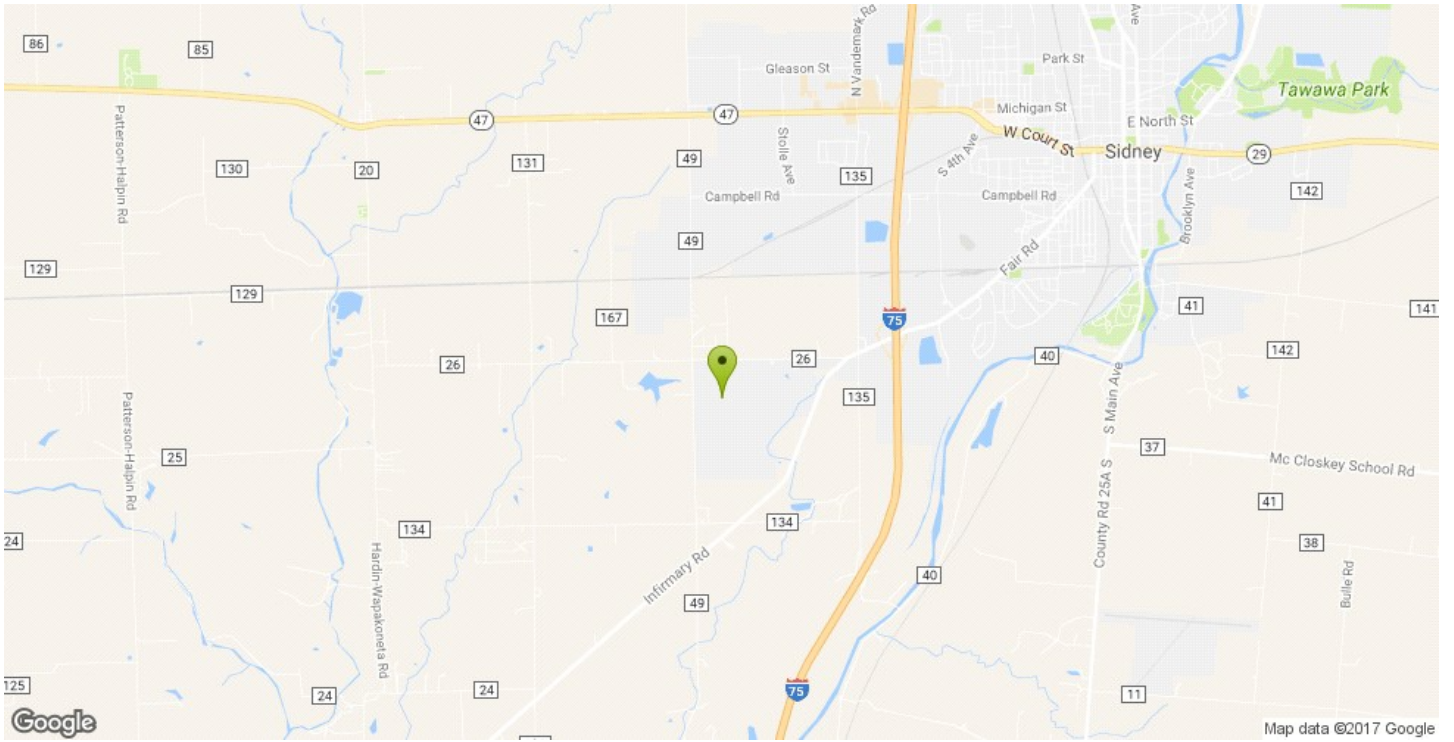
Environmental	
Endangered Species Analysis Completed	Yes



260 divisible acres located within the City of Sidney corporation limits. All utilities in place industrial zoning designation.
Sale price ranges from \$30,000 to \$50,000 per acre depending on the number of acres purc

Attachments
document 4
document 2
document 1
document 3

Kuther & Millcreek Roads



Kuther & Millcreek Roads



