



Office Facility

**1085 – 1089 Fairington Drive
Sidney, Ohio 45365**

For Lease:
\$9.00 NNN SF/Year
(6,000 SF - 15,200 SF Divisible)

For Sale:
\$1,100,000



Land:	1.06 Acres	Docks:	One – 8’ x 9’
Square Footage:	15,200 SF	Sprinkler System:	Wet; Fire Alarm on System
<u>Highlights:</u>		Restrooms:	5 Restrooms
• 3 Fiber Optic Carriers		Year Built:	1989
• Full Building 65 KVA Gas Generator		Roof:	Metal Roof
• Dedicated Server Room		Utilities:	City Water & Sewer Vectren Gas
• Additional Server Room Expansion in Place		HVAC Plant:	Roof Mounted HVAC with Natural Gas
• New HVAC and Windows		Lighting:	T-8 Lighting
• Exterior Freshly Painted		Parking Spaces:	44 Spaces
• 2015 New Asphalt Lot		Zoning:	B-1; Local Business
• Fantastic Set Up in Place for Data Center		Parcel Number:	01-26-02-251-006 & 01-26-02-251-007
• Security System with Video (For Sale Separate)		Annual Taxes:	\$10,150.84
• Furniture Available for Purchase (Includes New \$65k Divider System)			

For information, contact:

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