



**Available:  
27,718 SF**

**For Sale or Lease:  
\$2,850,000  
\$10.00 NNN SF/Year**



For information, contact:

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## Office Facility

2633 Campbell Road  
Sidney, Ohio 45365



Land:	5.21 Acres	Utilities:	City Water & Sewer
Square Footage:	27,718 SF	HVAC:	Zone Controlled Heat & A/C
1 <sup>st</sup> Floor SF:	15,710 SF	Lighting:	Fluorescent & Canned
2 <sup>nd</sup> Floor SF:	12,008 SF	Parking Spaces:	200 Spaces
Computer Room SF:	3,300 SF	Zoning:	I-2; General Industrial
Power:	1600 Amp. Electric	Parcel Number:	01-1834327.002
Dock:	One with Leveler	Annual Taxes:	\$24,716.82
Year Built:	1989 - 1990		
Sprinkler System:	Wet	<b><u>Location:</u></b>	
Roof:	Single Membrane Carlisle Roof		Sidney, is located in Shelby County, which 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. Along with easy access to I-75, I-70 is only 30 minutes south of Sidney. These interstates provide major access to many different markets within a day's drive.

### **Highlights:**

- Intercom System
- Handicapped (ADA) Accessible
- 5 Minutes to I-75
- Elevator