

LISTING ID #5390



Listing Agent – Todd Weigandt
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90 N. Main St. · Minster, OH 45865 · www.weigandtrealstate.com

SELLER: Vandemark Properties, LLC

ADDRESS: 741 S. Vandemark Rd., Sidney, OH 45365

SQ. FOOTAGE: 8,005 Sq. Ft.

CONSTRUCTION TYPE: Wood and Concrete Block

ANNUAL TAXES AND INSURANCE: \$1,680/year

UNISEX RESTROOM: Two unisex restrooms

ELECTRICAL SERVICE: (2) 200 amp, 120/240V single-phase panel boards

TYPE OF HEAT: Gas forced air

CENTRAL A/C: Yes – In office area

Warehouse	40' x 150'
Office #1	9' x 14'10"
Office #2	9'9" x 13'9"
Office #3	9'7" x 13'10"
Office #4	11'9" x 18'
Office #5	9'2" x 10'1"
Conference Room #2	12'1" x 16'9"
Commons Room #1	16'3" x 16'2"
Commons Room #2	14'6" x 16'2"
Receptionist Area	8'8" x 13'11"

NOTES: Highly visible commercial space located on Vandemark Road. Multiple successful businesses are located in this area. High-traffic area with plenty of off-street parking.

LEASE PRICE: Annual lease rate of \$3,562/month. This is a triple net lease. Call for details

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