

**FOR SALE >**  
**237.2 AC**

## SIDNEY OHIO INDUSTRIAL PARK

SIDNEY, OHIO

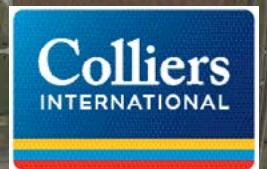
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[www.ohiocertifiedsites.com/sites/sidney-ohio-industrial-park](http://www.ohiocertifiedsites.com/sites/sidney-ohio-industrial-park)



## Regional Location



## Key Highlights

- > Site acres: 237.2
- > Fiber on site
- > Developable acres: 226.9
- > Excess sewer capacity: 250,000 gallons per day
- > Within .5 miles of I-75
- > Excess water capacity: 3.7 million gallons per day
- > Transmission service: 69kV on site and 138kV .5 miles away
- > Sale price: \$30,000/acre
- > Excess electric capacity: 15 MW transmission, 1.1 MW distribution (5 MW available within 3 months)
- > Negotiable for smaller transactions
- > [Download full site report](#)

## Certified Site

Dayton Power and Light, West Central Ohio's electric utility, has partnered with internationally-recognized site selection firm McCallum Sweeney Consulting to develop a rigid site selection process that takes the legwork out of due diligence and speeds up a company's timeline.

Certification ensures the property meets strict criteria for:

- > Size and Zoning
- > Utility-Readiness
- > Access to Transportation
- > Environmental Studies completed
- > Preliminary Engineering Studies completed

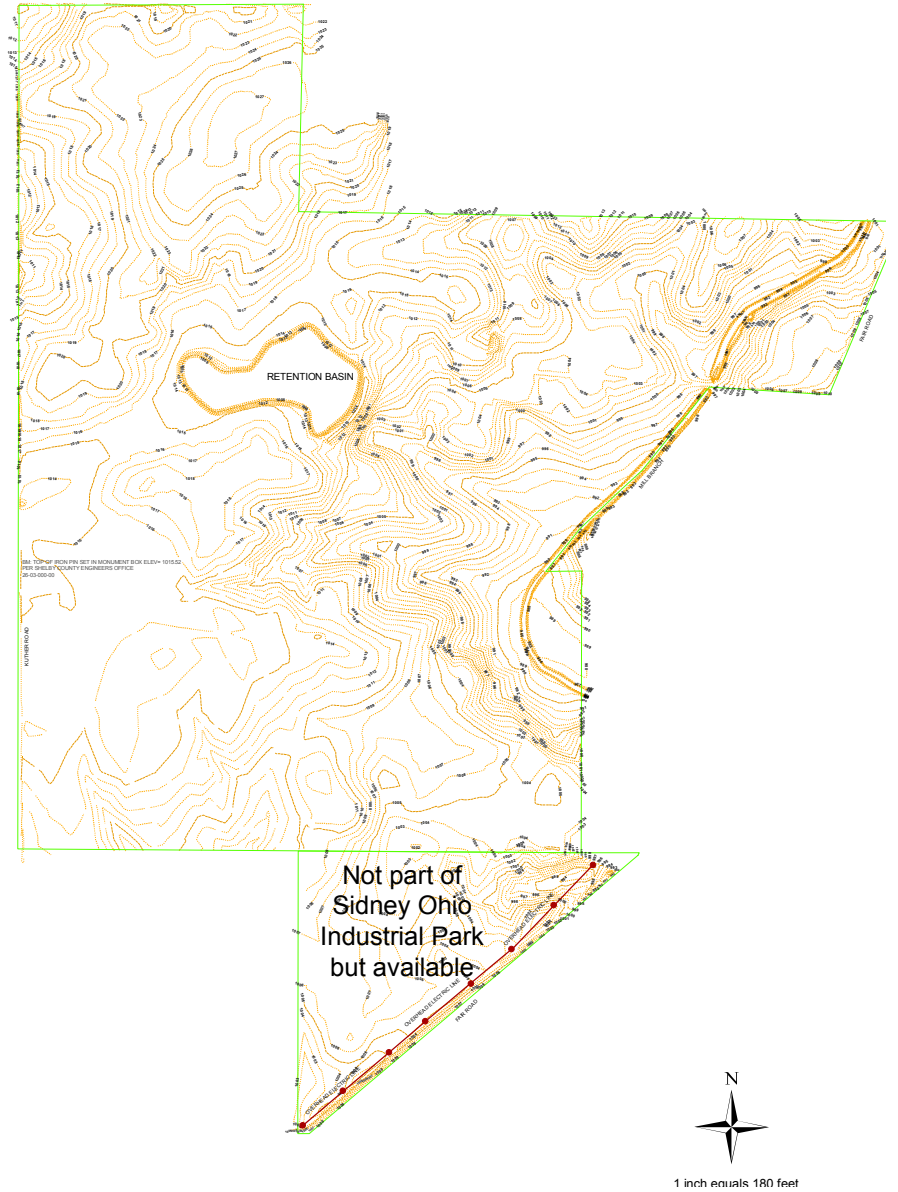
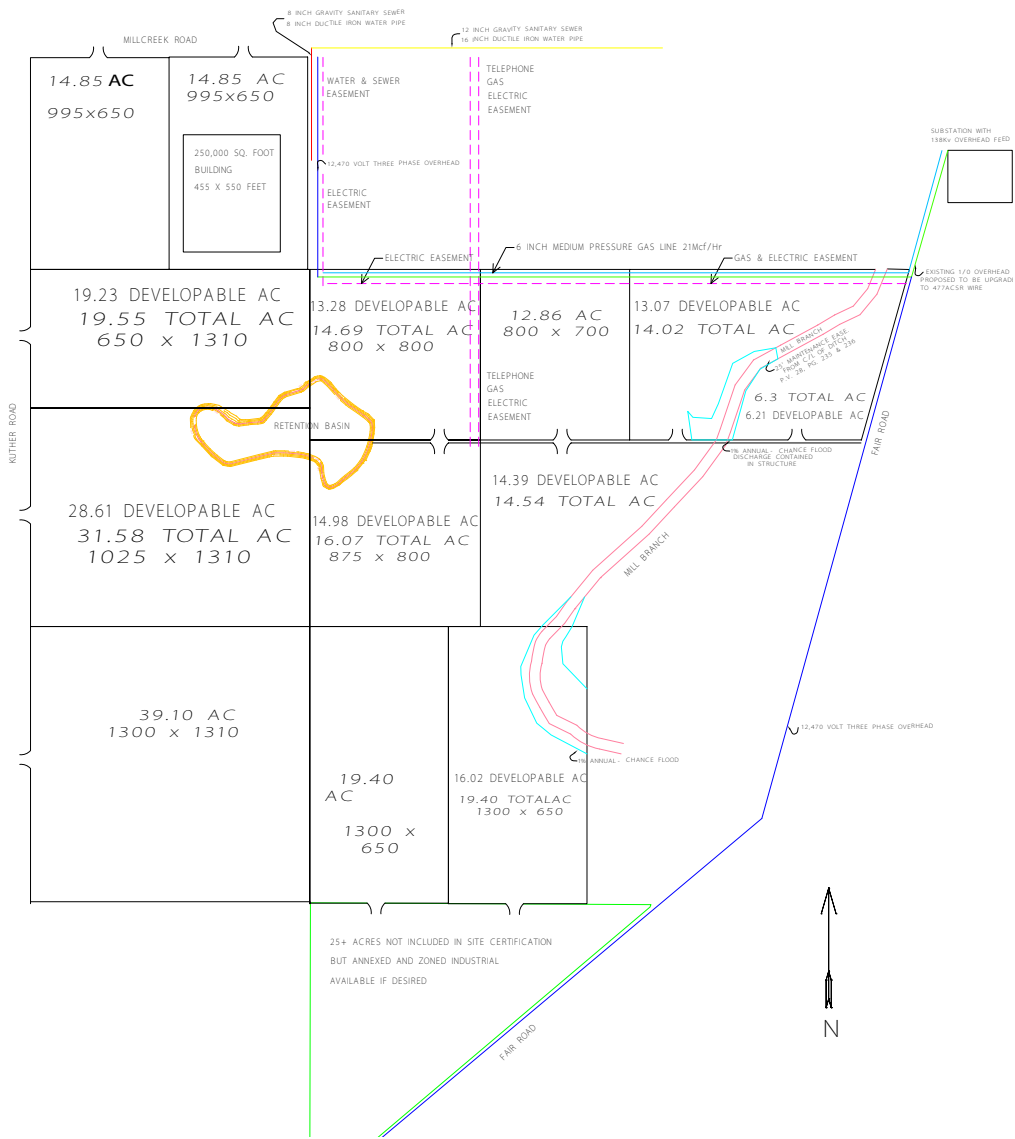


## Site Overview

|                        |                              |
|------------------------|------------------------------|
| Location               | W. Milcreek Road, Sidney, OH |
| County                 | Shelby                       |
| Latitude, Longitude    | 40.262253, -84.203617        |
| Ownership              | Private                      |
| Site Acreage           | 237.2                        |
| Developable Acreage    | 226.9                        |
| In an Industrial Park  | No                           |
| Covenants              | Yes                          |
| Current/Prior Land Use | Agriculture                  |
| Topography             | Gently sloping               |
| Max. Elevation         | 1,028 feet                   |
| Min. Elevation         | 991 feet                     |
| Zoning                 | Industrial                   |
| Surrounding Zoning     | Residential and Business     |

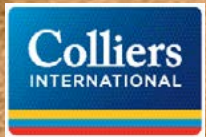
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# Proposed Property Site Plan & Topography Plan





**Every site in the DP&L/McCallum Sweeney certification program meets strict criteria for size, amenities and utility-readiness. All industrial development sites in the program are shovel-ready and prepped for development. For more information: [www.ohiocertifiedsites.com/sites/sidney-ohio-industrial-park](http://www.ohiocertifiedsites.com/sites/sidney-ohio-industrial-park)**



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