



Company expanding to Vandalia, adding new hires

A Dayton-area industrial property has been sold for \$380,000 to a Shelby County company.

PHOTO COURTESY OF INDUSTRIAL PROPERTY BROKERS



By [Cecilia Salomone](#) – Staff Reporter, Dayton Business Journal
Jul 10, 2019, 5:00am EDT

A Shelby County firm has acquired a local industrial property for \$380,000 with plans for an expansion.

The 10,400-square-foot facility at 850 Industrial Park Drive in Vandalia was sold to Industrial Machining Services Inc. (IMS) for \$380,000, according to Montgomery County property records. Based in Fort Loramie, IMS plans to expand its business and services in the Dayton area with the new facility. The transaction was brokered by [Tim Echemann](#) of Piqua-based Industrial Property Brokers.

Founded in 1996, the company's services include design/build solutions for fabricated equipment, contract machining, food-grade sanitary process installation, automation equipment, and packaging sterilization. Industrial Machining Services' customers are located throughout the United States as well as in international markets; its clients include Playtex, ConAgra, Dannon, and Cargill.

[Bryce Bergman](#) will serve as general manager for the Vandalia facility, which is expected to open late this summer. IMS currently employs 75 people at its two Fort Loramie manufacturing facilities, and the Vandalia location will likely employ between 10 and 15 people, including engineers and welders.



Tim Echemann of Industrial Property Brokers

BRAD VAN TILBURGH

The Vandalia facility will be used for manufacturing and welding and will also serve as a logistical hub for the company's expansion in Dayton and surrounding communities, which Echemann said will also help IMS expand its workforce.

"Vandalia's proximity to Dayton was the real draw to the Industrial Park Drive building for Industrial Machining Services," Echemann said. "Their business is growing and they wanted to draw from the larger labor pool that Dayton offers."

"Because Vandalia is located at the crossroads of I-70 and I-75, it's a popular option in terms of site selection for businesses," he added.

The Industrial Park Drive property was built in 1992 and includes 16 feet of clear height and a drive-in door. Approximately 8,000 square feet of the space is used for industrial purposes, while the remaining 2,400 square feet houses office space. The property was formerly owned by Jim Browning, who operated specialized printing business Mega Forms at the facility for over 20 years.

Browning recently sold Mega Forms, which serviced the healthcare and financial services industries, to Ennis Inc., a publicly traded company that produces and sells printed business products through its subsidiaries and brands.

The Vandalia property is in close proximity to the intersection of East National and South Brown School Roads, as well as Interstate 75.