

FOR LEASE

14,000 SF

Cross Dock Facility with **40** Doors



2335 ST. JOHNS ROAD
LIMA, OH 45805

2335 St. Johns Road | Lima, OH 45805

PROPERTY HIGHLIGHTS

Address	2335 St. Johns Road
City, State, Zip	Lima, OH 45804 (Perry Township)
County	Allen
Total Building	14,000 SF
Office Area	2,400 SF
Land Area (Acres)	8.25
Parcel ID	47-0800-03-002.001
Year Built	1988

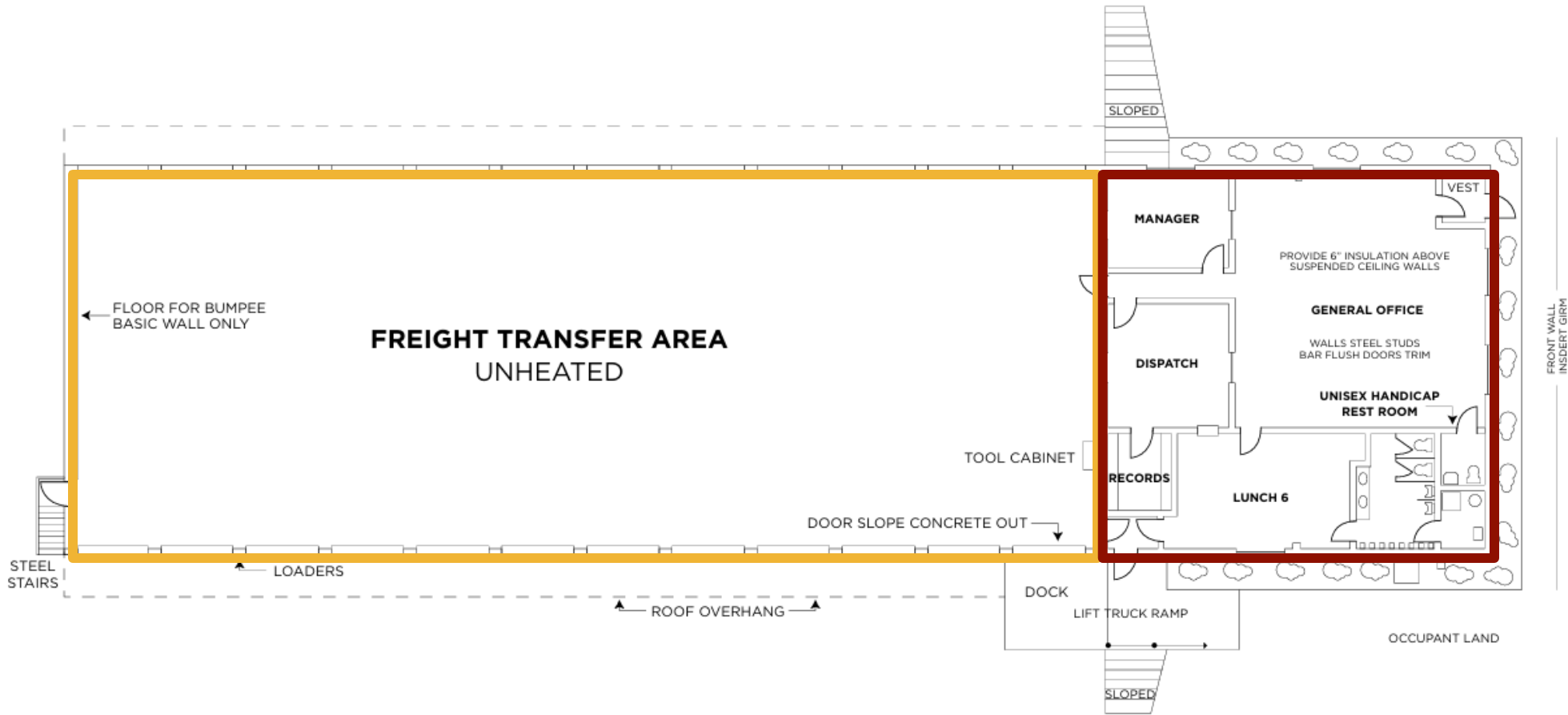


Clear Height	11'-13'
Column Spacing	30'x47' (one row of columns through the center of space)
Outside Storage	Permitted by code; multiple trailer storage positions
Auto Parking	No designated striped spacing
Dock Doors	40 (9'x9') with bumpers
Ground Level Doors	N/A
Zoning	I-1: Light Industrial
Building Construction Type	Masonry with steel panel
Roof System	Standing seam metal
Fire Protection System	None
Lighting	Fluorescent
Power	200amps
HVAC	Office only
Air Conditioning	Office only
Floor Drains	No
Electricity	AEP
Natural Gas	Columbia Gas
Sewer/Water	City of Lima
Restrooms	Two sets - one in office and one in shop
Breakroom	Yes - adjacent to warehouse restrooms
OPEX	\$0.47/SF – Real estate taxes \$0.20/SF – Insurance \$0.30/SF – CAM \$0.97/SF – Total Est.
Asking Rate	\$14,000/ month NNN
Miscellaneous	<ul style="list-style-type: none">40 door cross dock facilityLocated just north of I-75 at St. Johns Rd intersectionConcrete, well lighted, fenced yard

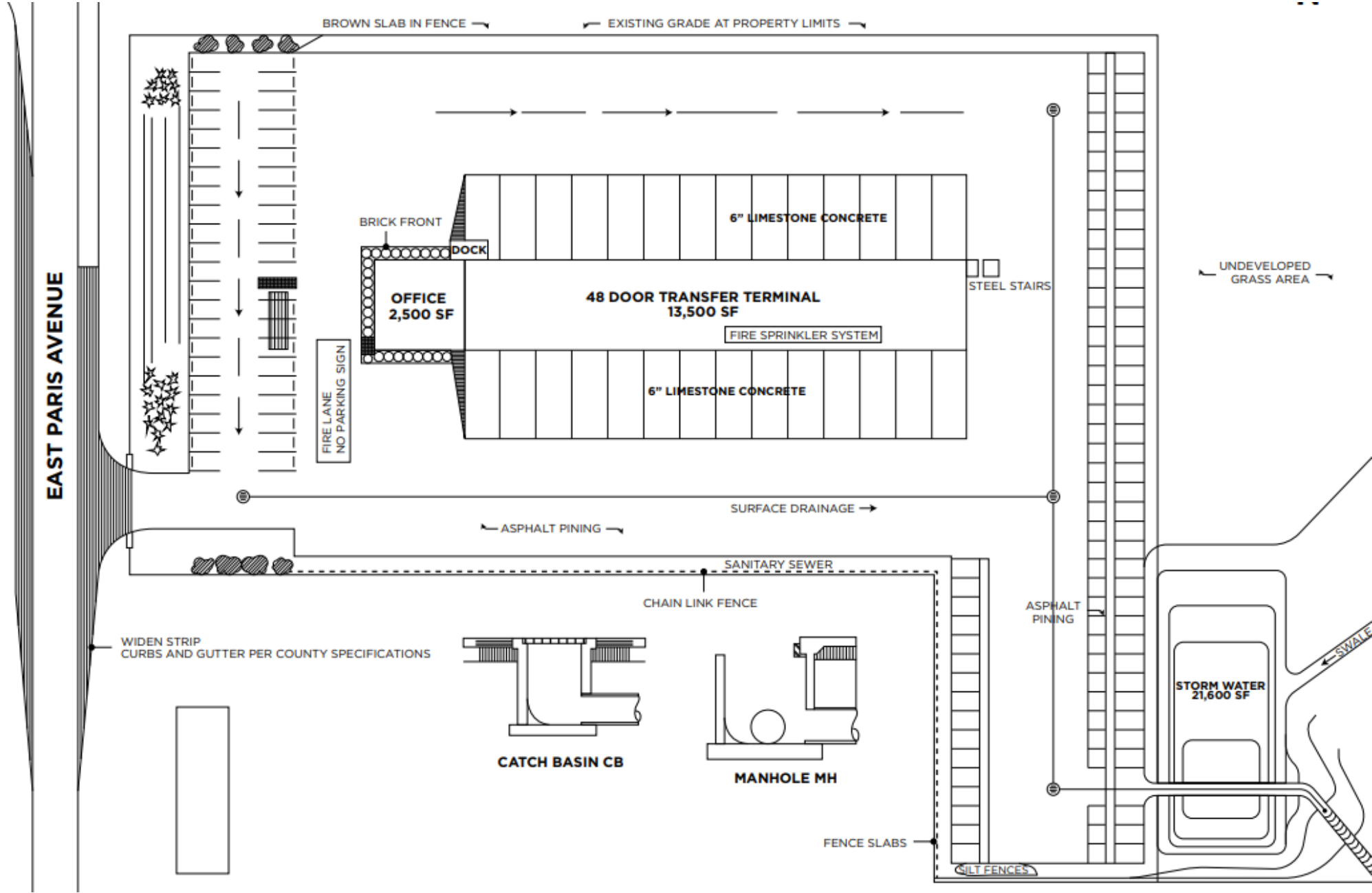
FLOOR PLAN

BUILDING SIZE
14,000 SF

OFFICE
2,400 SF

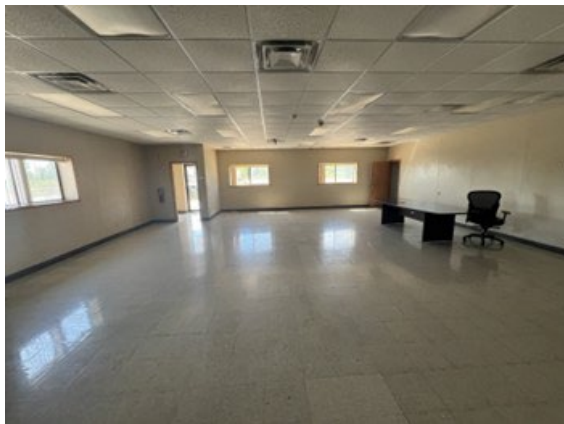
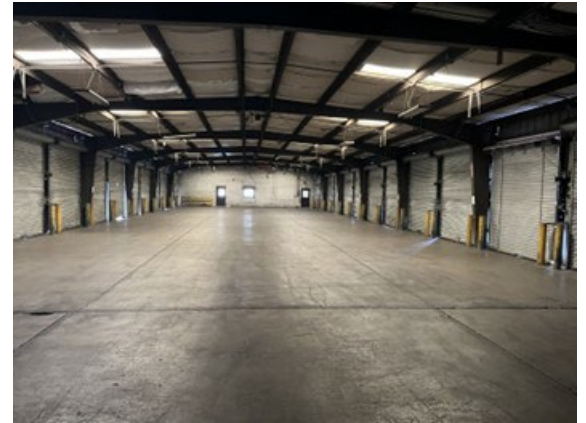


SITE PLAN



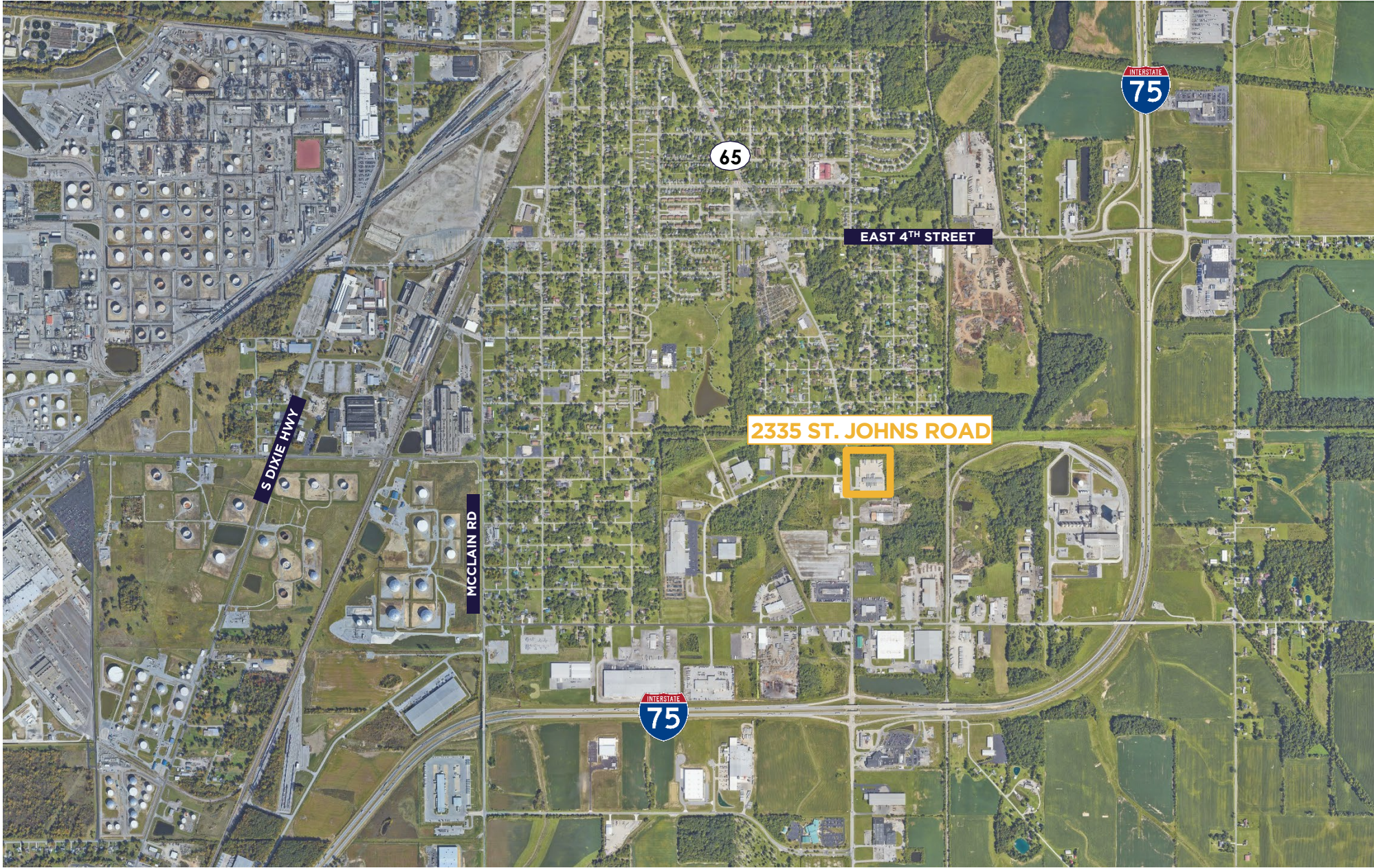
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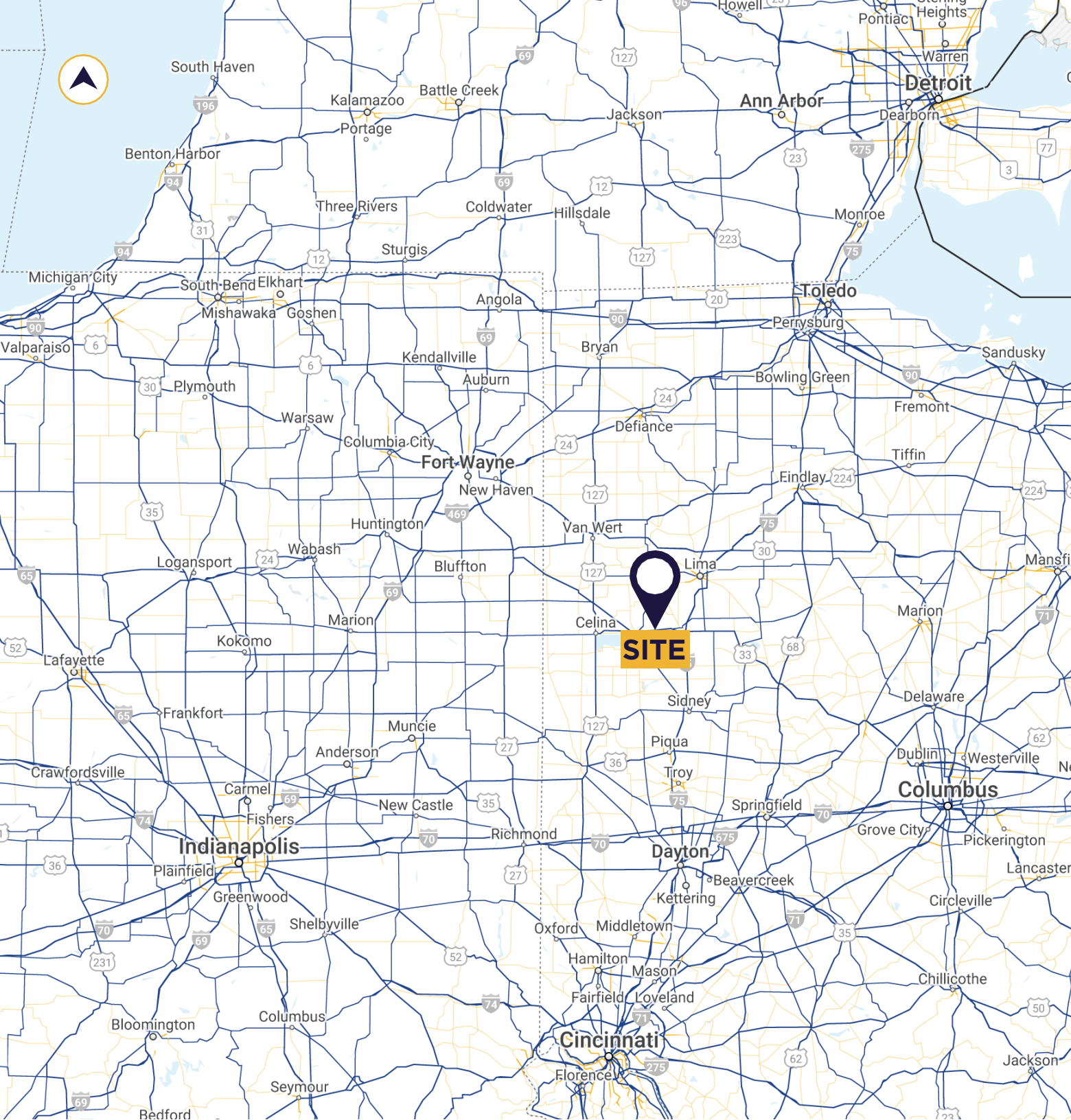
PHOTOS



2335 St. Johns Road | Lima, OH 45805

AERIAL LOCATION





1 MILE

TO INTERSTATE 75

70 MILES

TO FORT WAYNE, IN

64 MILES

TO INTERSTATE 70

69 MILES

TO DAYTON, OH

80 MILES

TO TOLEDO, OH

90 MILES

TO COLUMBUS, OH

123 MILES

TO CINCINNATI, OH

141 MILES

TO DETROIT, MI

175 MILES

TO CLEVELAND, OH

171 MILES

TO INDIANAPOLIS, IN

A DRIVING WORKFORCE

Allen County is a county located in the northwestern part of the U.S. state of Ohio. Its county seat and largest city is Lima.

DEMOGRAPHICS 2024 ESTIMATED



101,116
POPULATION



47,400
LABOR FORCE



3.7%
UNEMPLOYMENT RATE



\$64,027
MEDIAN HOUSEHOLD INCOME



\$160,588
MEDIAN HOME VALUE



3,563
TOTAL BUSINESSES



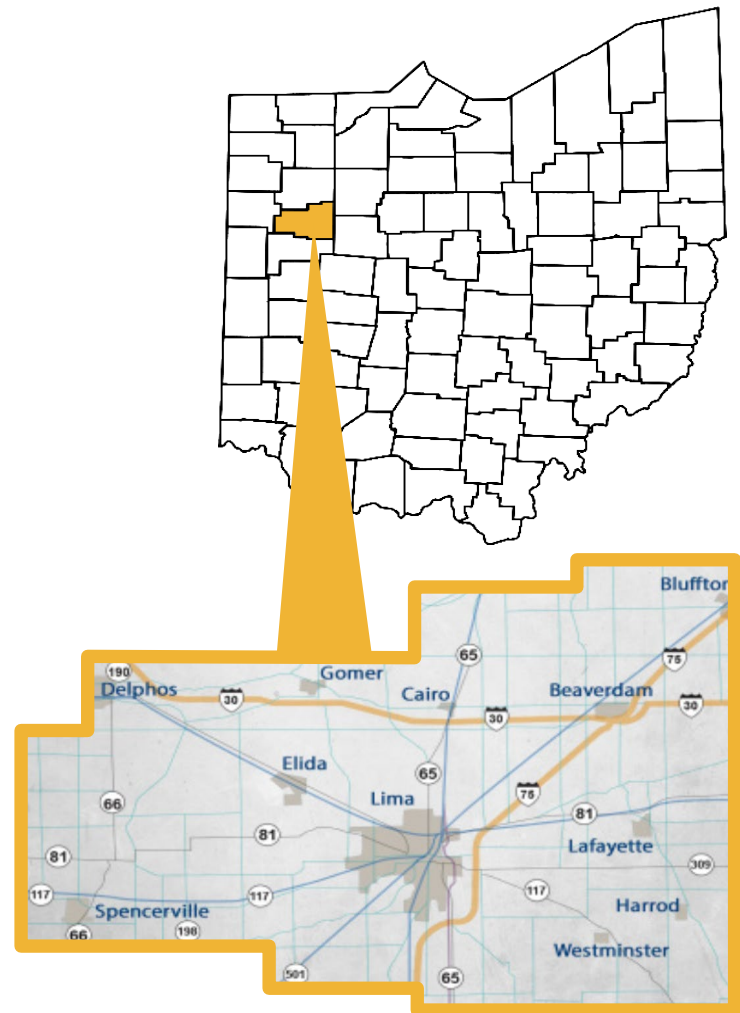
SCHOOLS

- University of Northwestern Ohio
- The Ohio University at Lima
- Rhodes State College
- Ohio Northern University
- Bluffton University



EDUCATION

Bachelor Degree: 19.9%
Highschool Diploma: 92.4%



FOR LEASE

2335 ST. JOHNS ROAD



CONTACT INFORMATION

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