



2090 NORTH CABLE ROAD LIMA, OH 45805



PROPERTY HIGHLIGHTS

BUILDING SIZE 95,000 SF

FORMER GARDEN CENTER **18,700 SF**

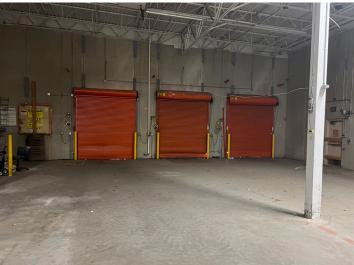
FENCED OUTSIDE STORAGE **10,000 SF**

Land Size:	± 35.45
Year Built:	2002
Parking:	518 Spaces
Floors:	6" concrete slab
Loading:	3 docks (levelers, shelters, lights) Wider doors for retail entrance could be converted to drive-ins
Column Spacing:	55'D x 48'W
Building Dimensions:	263'D x 401'W
Roof:	Rubber
Sprinkler:	Wet & dry
Power:	3 Phase, 480 Volt Kohler Backup generator
Clear Height:	17'-18'
Lighting:	Fluorescent
Utilities:	Water - City of Lima Sewer - Allen County Electric - AEP Natural Gas - Downtown East Ohio Gas
Zoned:	B2 Commercial (American Township)
Comments:	 Former Home Depot with exposure along Cable Rd across from Lima Mall Subject to zoning approval from American Township Property could be utilized for warehouse or light production +/- 35.45 acres - seller will consider land splits



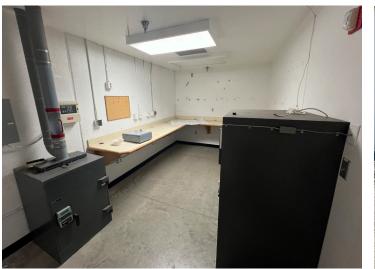




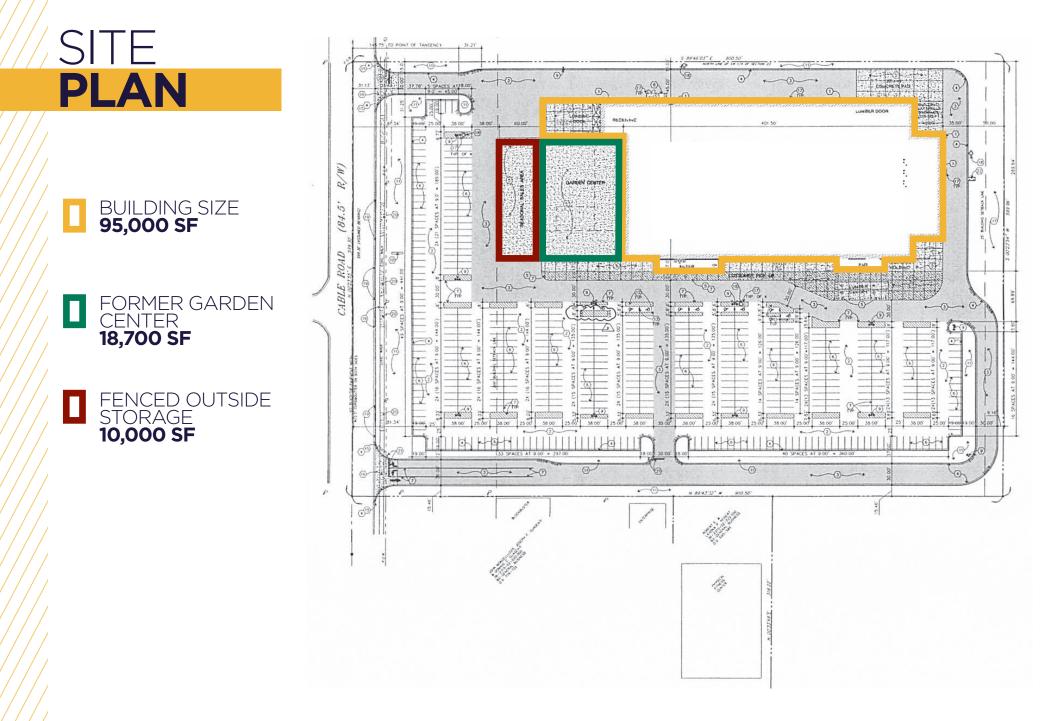












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A DRIVING **Workforce**

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**







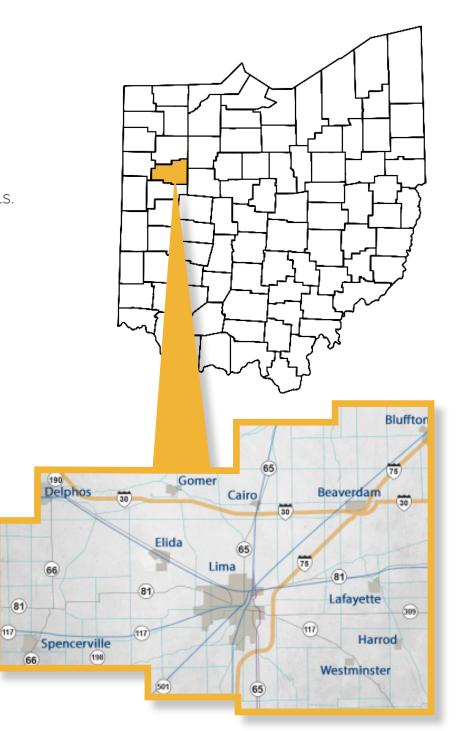
\$64,027 MEDIAN HOUSEHOLD INCOME

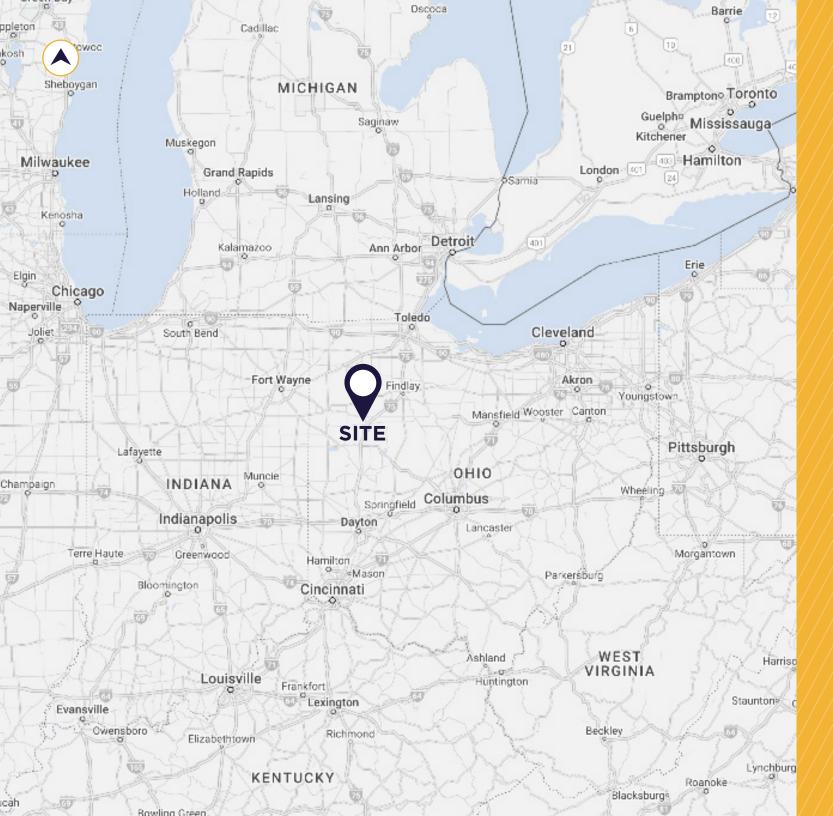


\$160,588 MEDIAN HOME VALUE



3,563 TOTAL BUSINESSES





60 MILES TO FORT WAYNE, IN 70 MILES TO INTERSTATE 70 75 MILES TO DAYTON, OH 80 MILES TO TOLEDO, OH

7 MILES

TO INTERSTATE 75

95 MILES

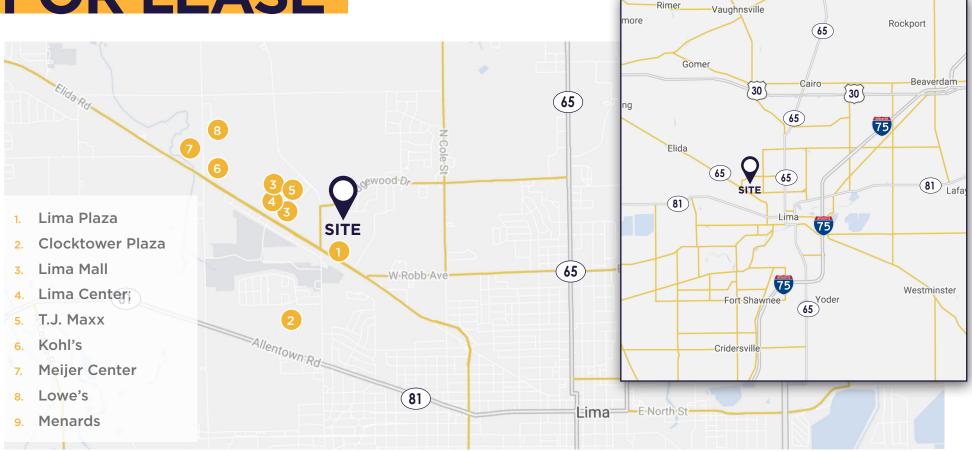
130 MILES

141 MILES

170 MILES

180 MILES

2090 NORTH CABLE ROAD





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