

FOR SALE



2090 NORTH CABLE ROAD
LIMA, OH 45805



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PROPERTY HIGHLIGHTS

BUILDING SIZE
95,000 SF

FORMER GARDEN
CENTER
18,700 SF

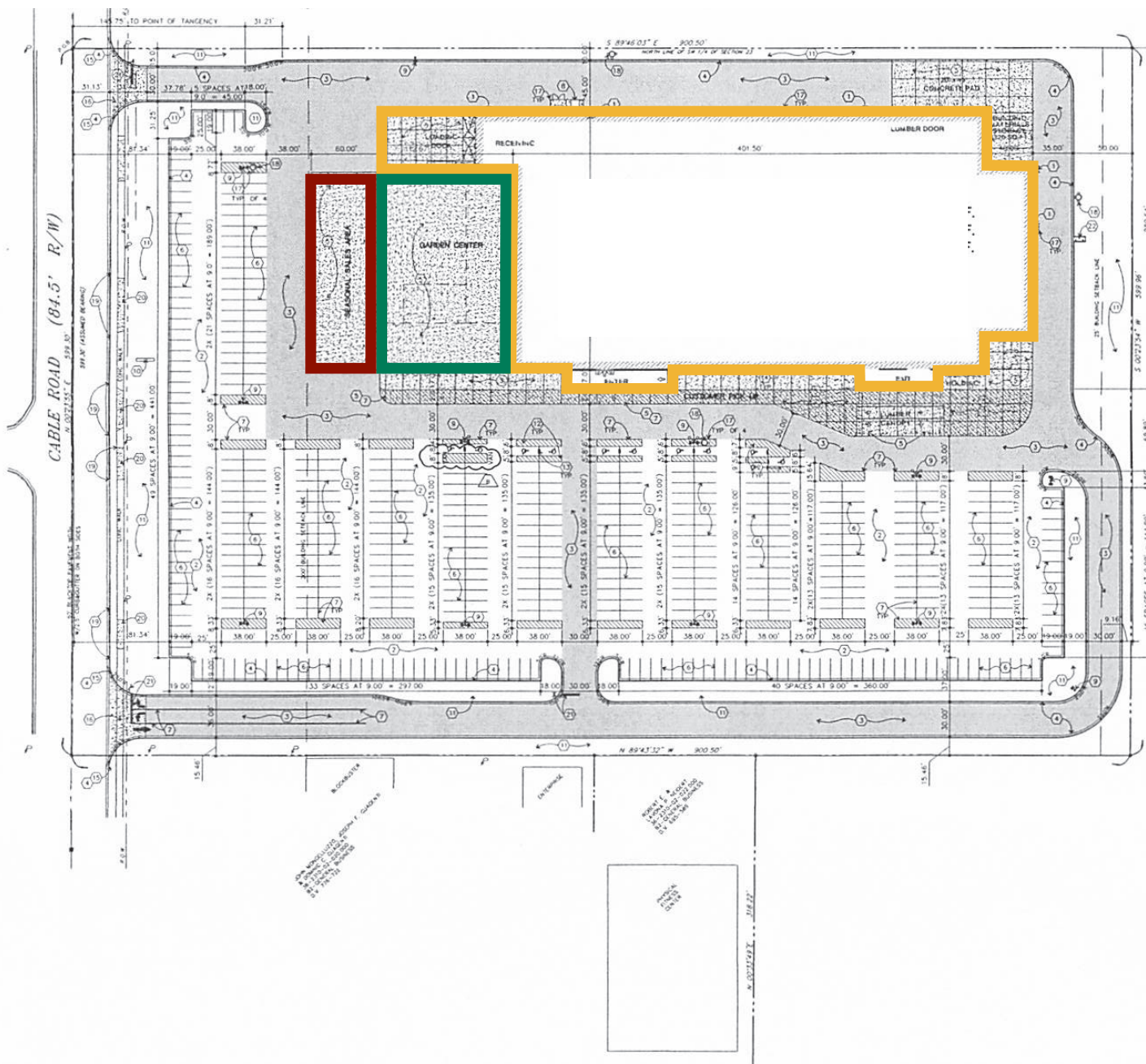
FENCED OUTSIDE
STORAGE
10,000 SF

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:	<ul style="list-style-type: none">• 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





 FENCED OUTSIDE
STORAGE
10,000 SF





AERIAL
VIEW

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



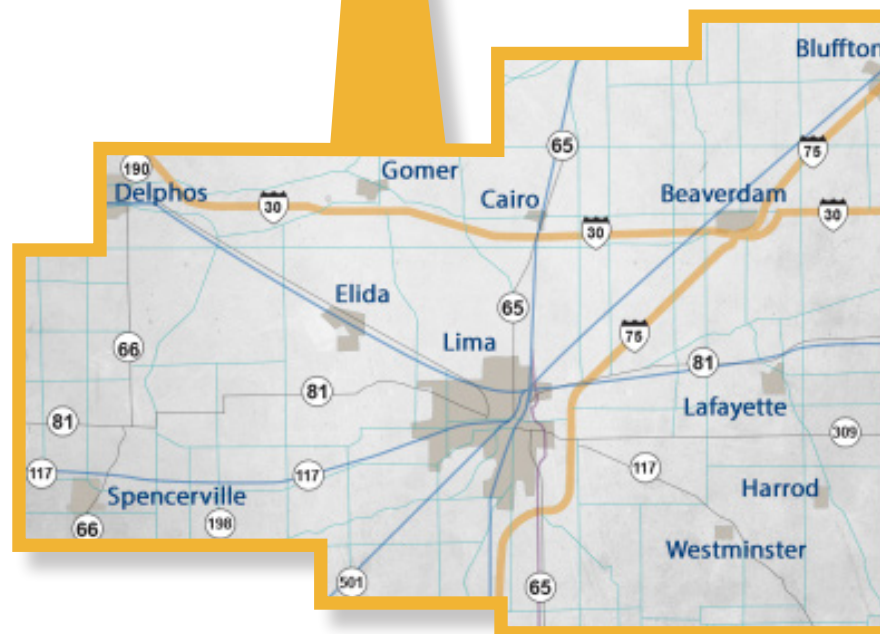
\$64,027
MEDIAN HOUSEHOLD INCOME



\$160,588
MEDIAN HOME VALUE



3,563
TOTAL BUSINESSES





7 MILES

TO INTERSTATE 75

60 MILES

TO FORT WAYNE, IN

70 MILES

TO INTERSTATE 70

75 MILES

TO DAYTON, OH

80 MILES

TO TOLEDO, OH

95 MILES

TO COLUMBUS, OH

130 MILES

TO CINCINNATI, OH

141 MILES

TO DETROIT, MI

170 MILES

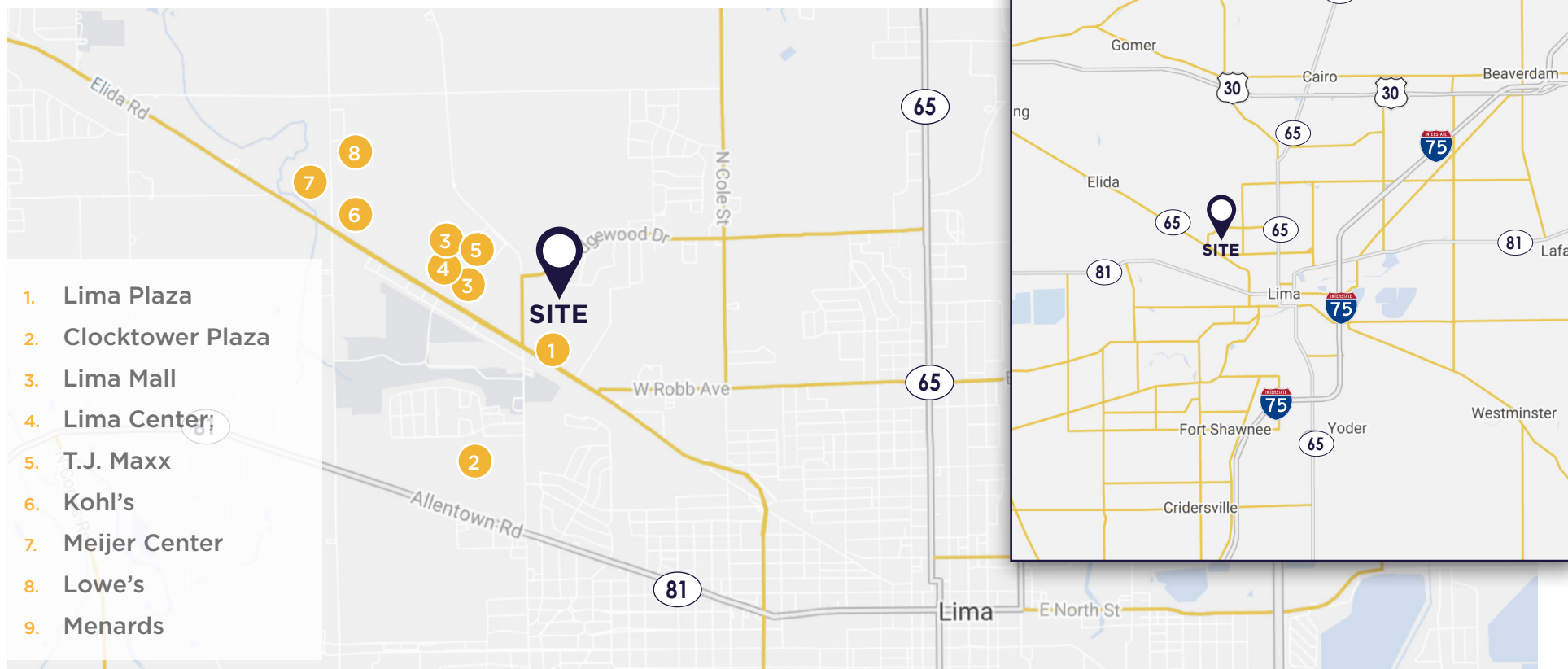
TO CLEVELAND, OH

180 MILES

TO INDIANAPOLIS, IN

2090 NORTH CABLE ROAD

FOR LEASE



CONTACT INFORMATION

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