

FOR SALE OR LEASE

14,000 SF

Cross Dock Facility with **40** Doors



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 |

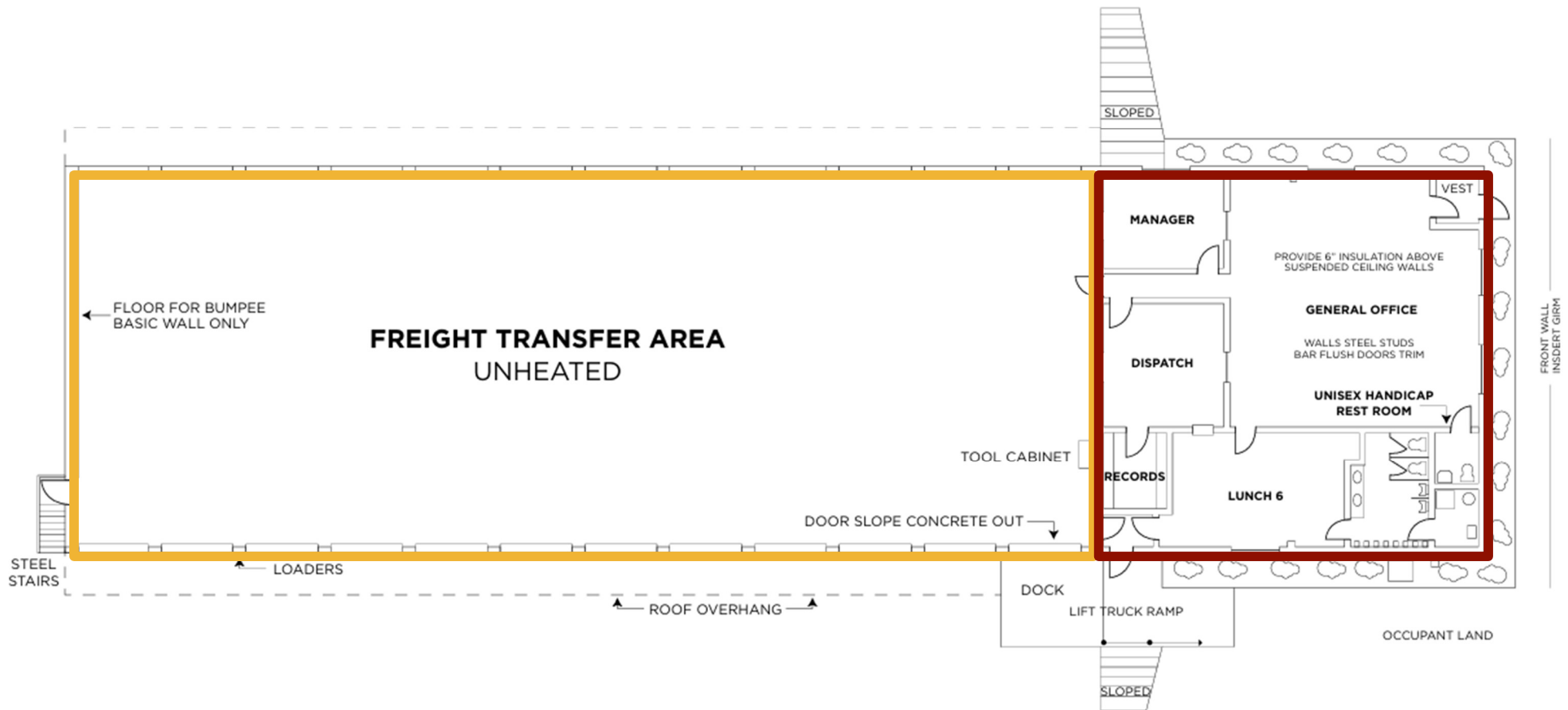


| | |
|-----------------------------------|---|
| Clear Height | 11'-13' |
| Column Spacing | 30'x47' (one row of columns through the center of space) |
| Outside Storage | Permitted by code; multiple trailer storage positions |
| Auto Parking | No designated striped spacing |
| Dock Doors | 40 (9'x9') 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 | \$0.46/SF – Real estate taxes \$0.20/SF – Insurance \$0.30/SF – CAM \$0.96/SF – Total Est. |
| Asking Rate | \$14,000/ month NNN |
| Asking Price | \$1,100,000 / \$27,500 per door |
| Miscellaneous | <ul style="list-style-type: none"> • 40 door cross dock facility • Located just north of I-75 at St. Johns Rd intersection • Concrete, well lighted, fenced yard • Close to new data center development |

FLOOR PLAN

BUILDING SIZE
14,000 SF

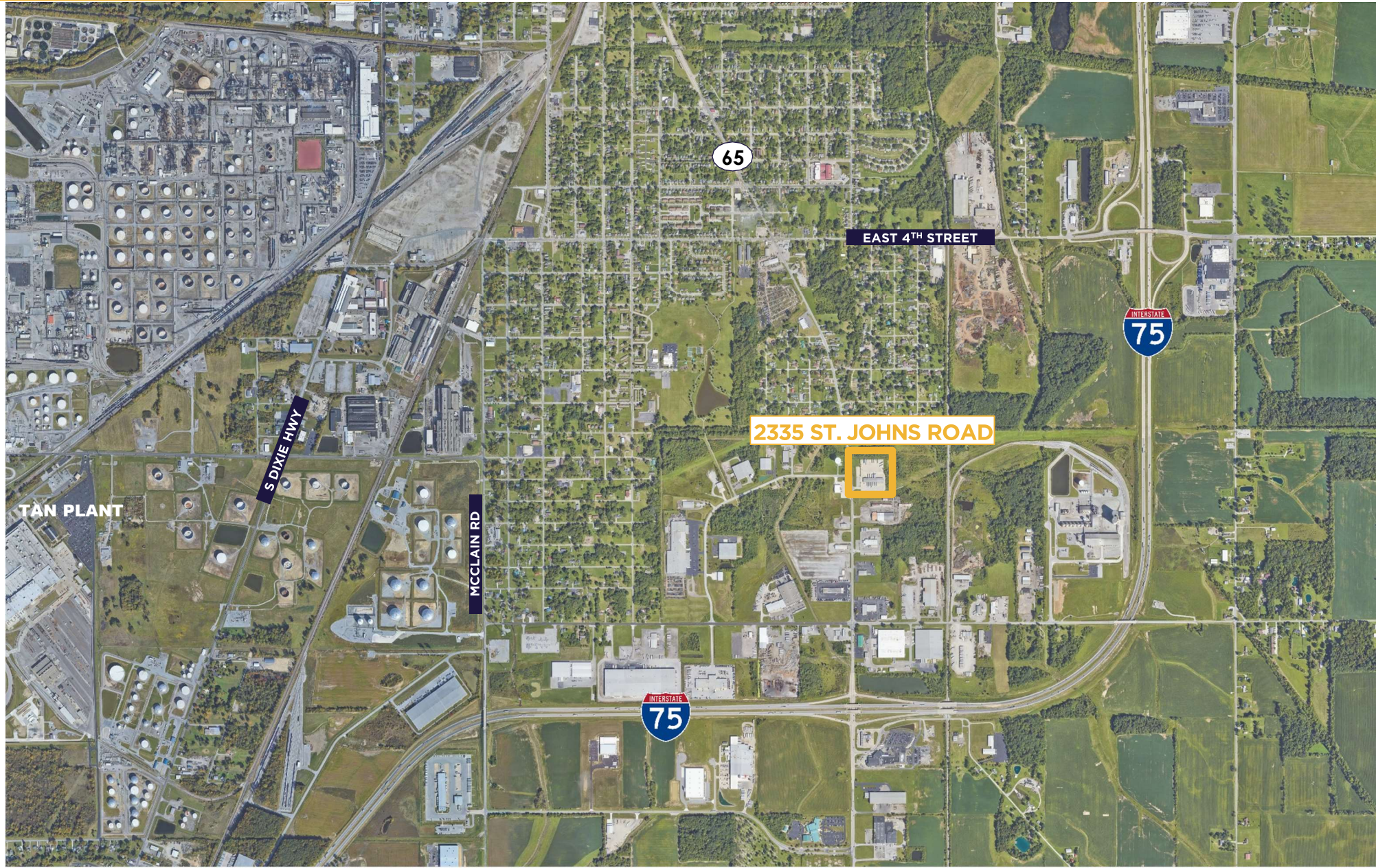
OFFICE
2,400 SF



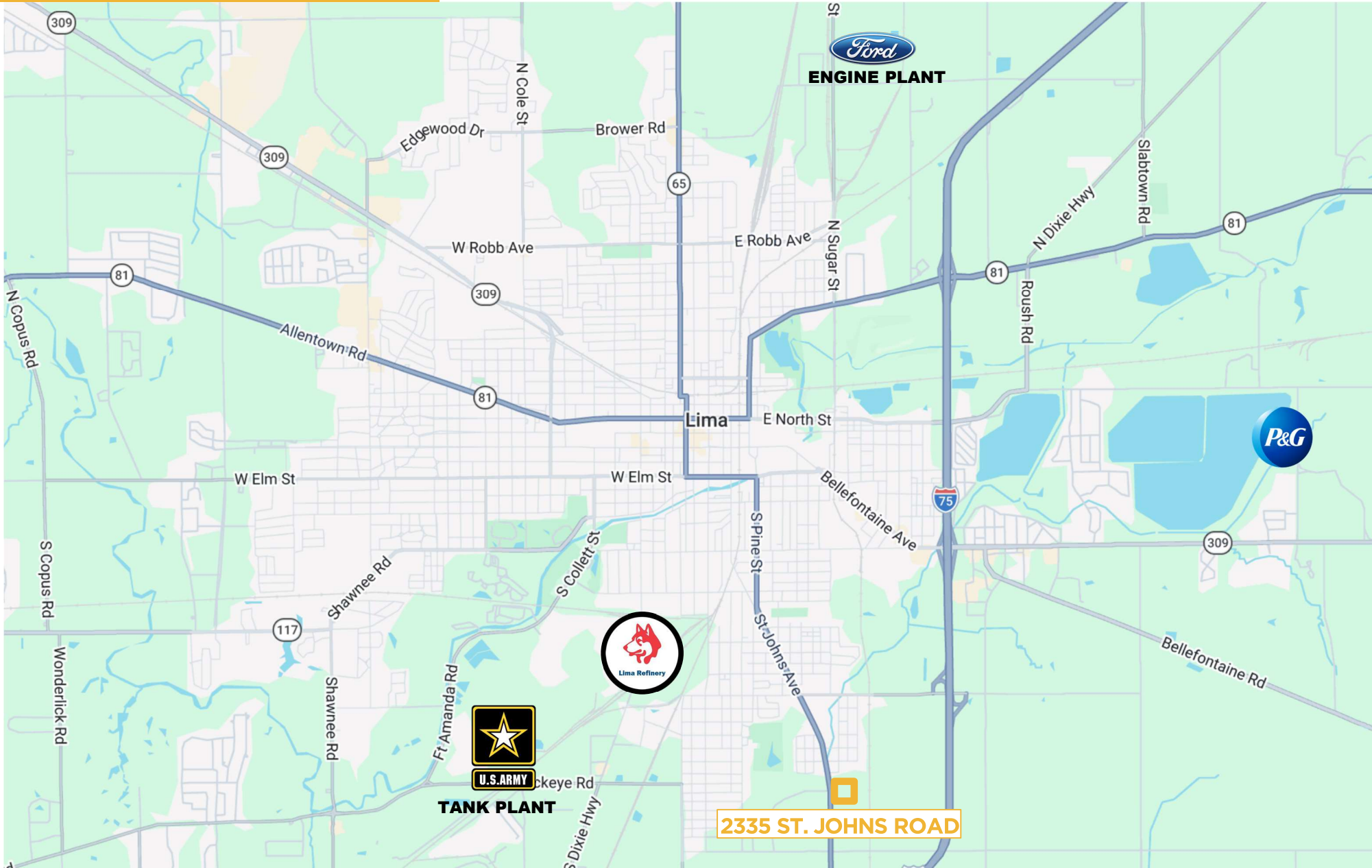
PHOTOS

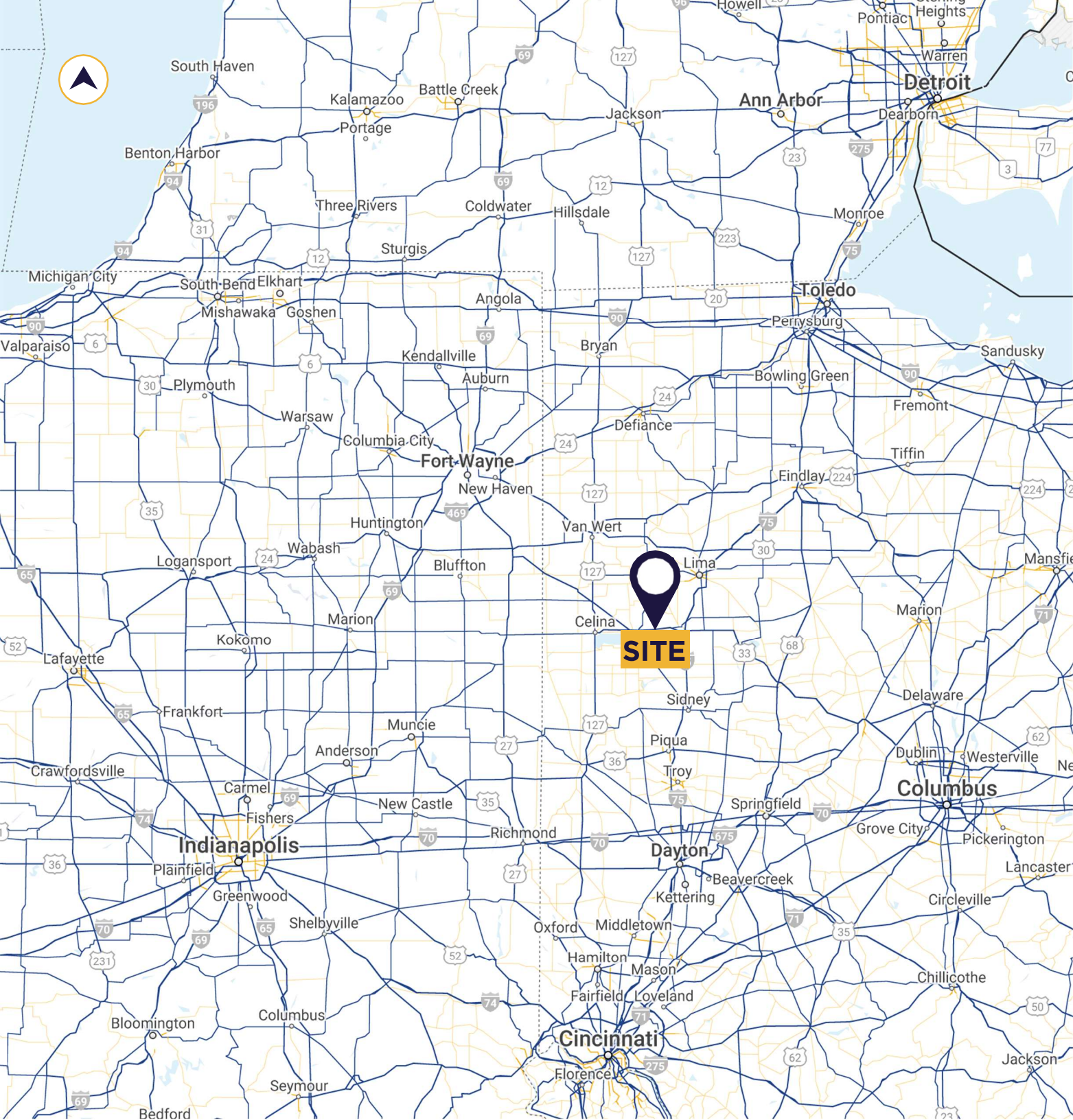


AERIAL LOCATION



AREA INDUSTRIES





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



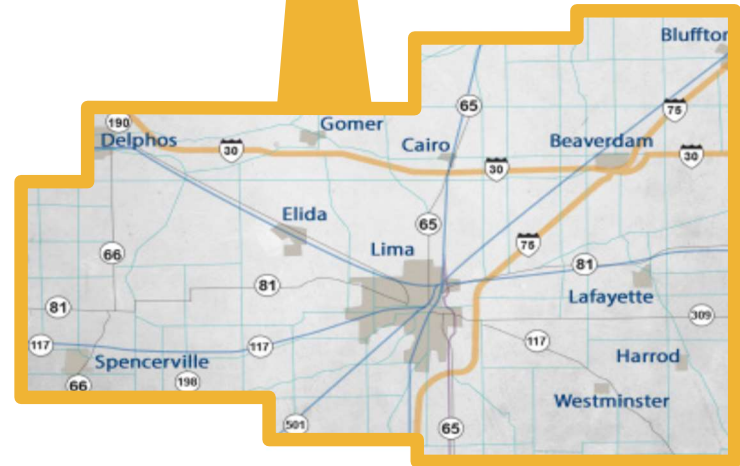
SCHOOLS

- 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%



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CONTACT

INFORMATION

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