

FOR SALE



2090 NORTH CABLE ROAD

LIMA, OH 45805



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

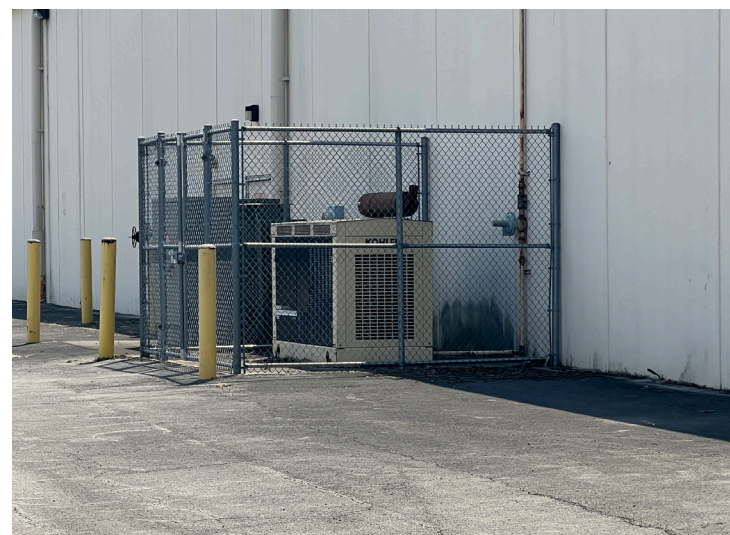
BUILDING SIZE
95,000 SF

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



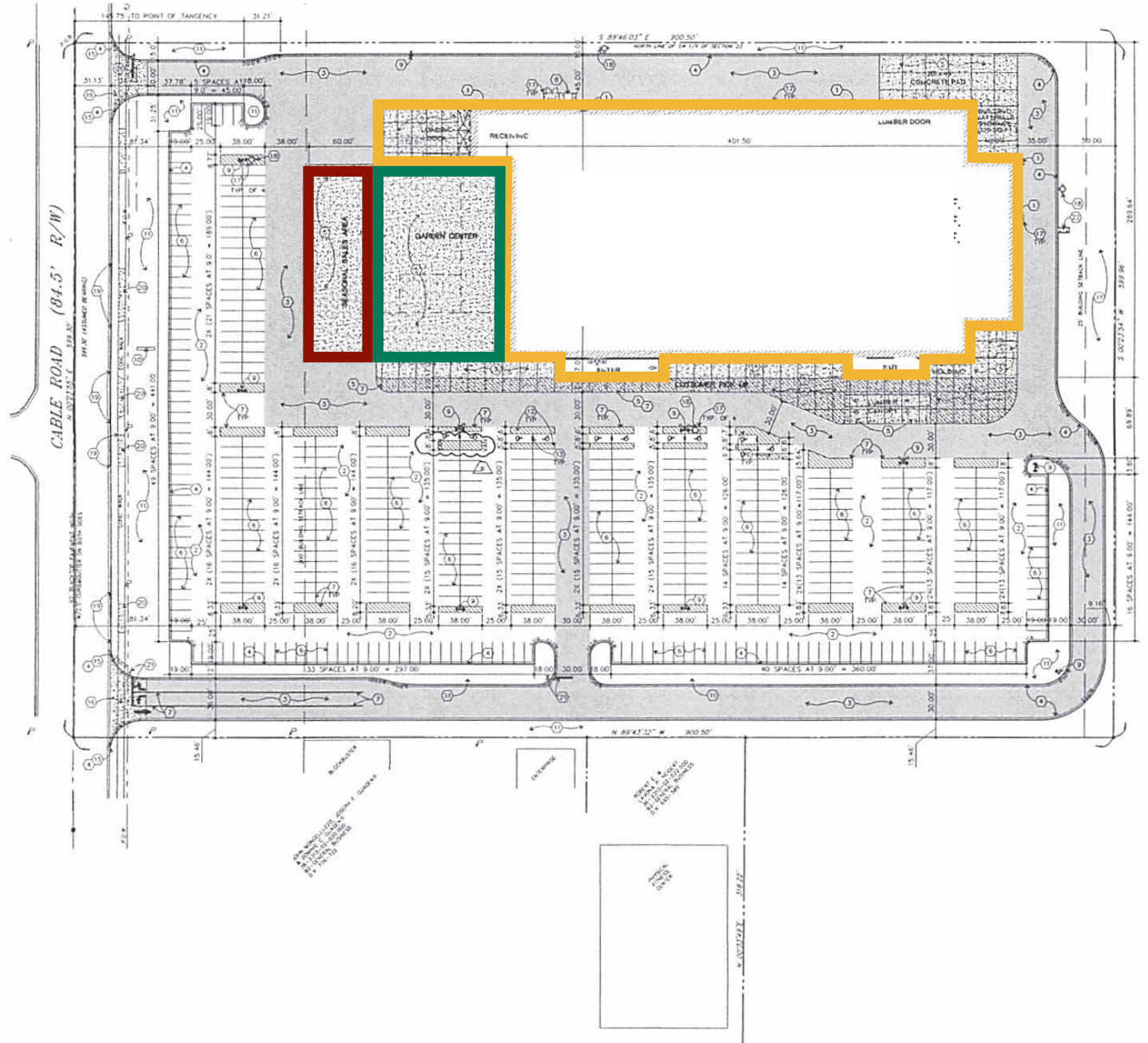


SITE PLAN

 BUILDING SIZE
95,000 SF

 FORMER GARDEN CENTER
18,700 SF

 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



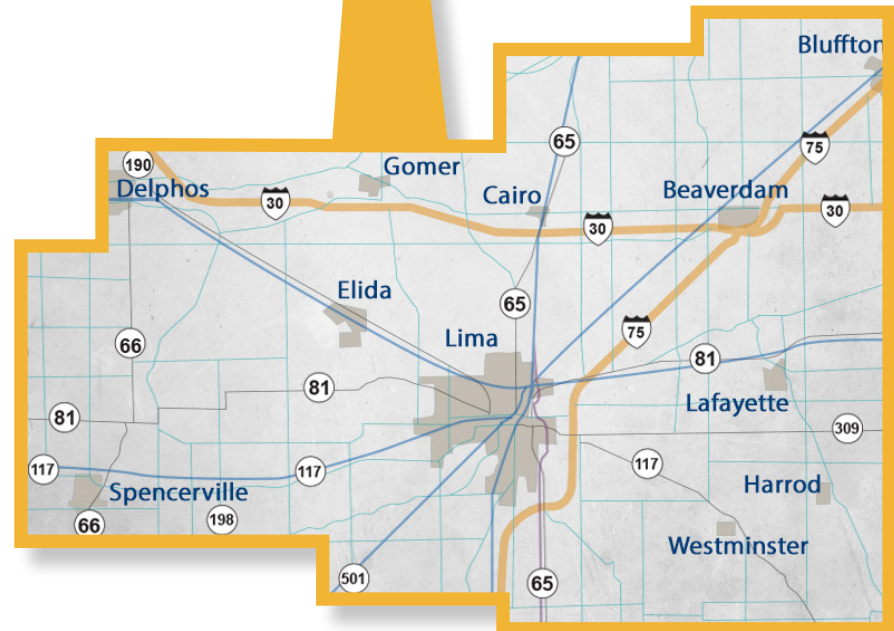
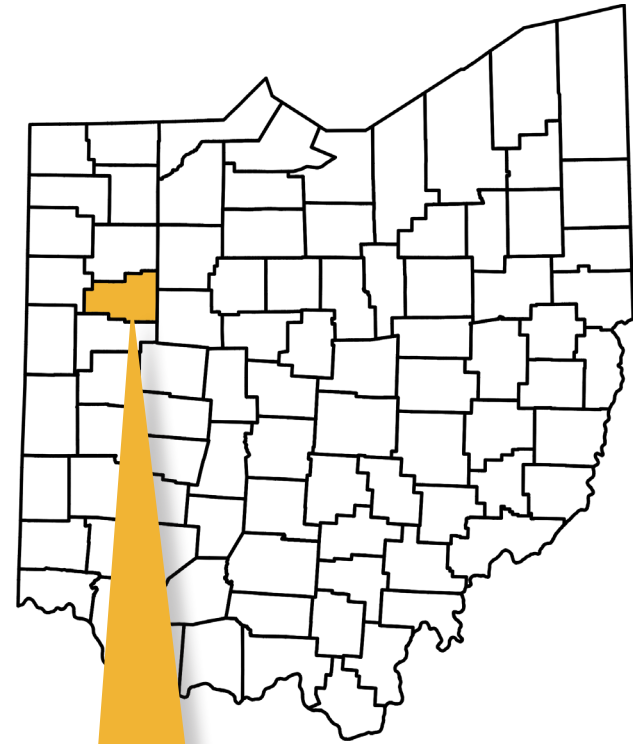
\$64,027
MEDIAN HOUSEHOLD INCOME

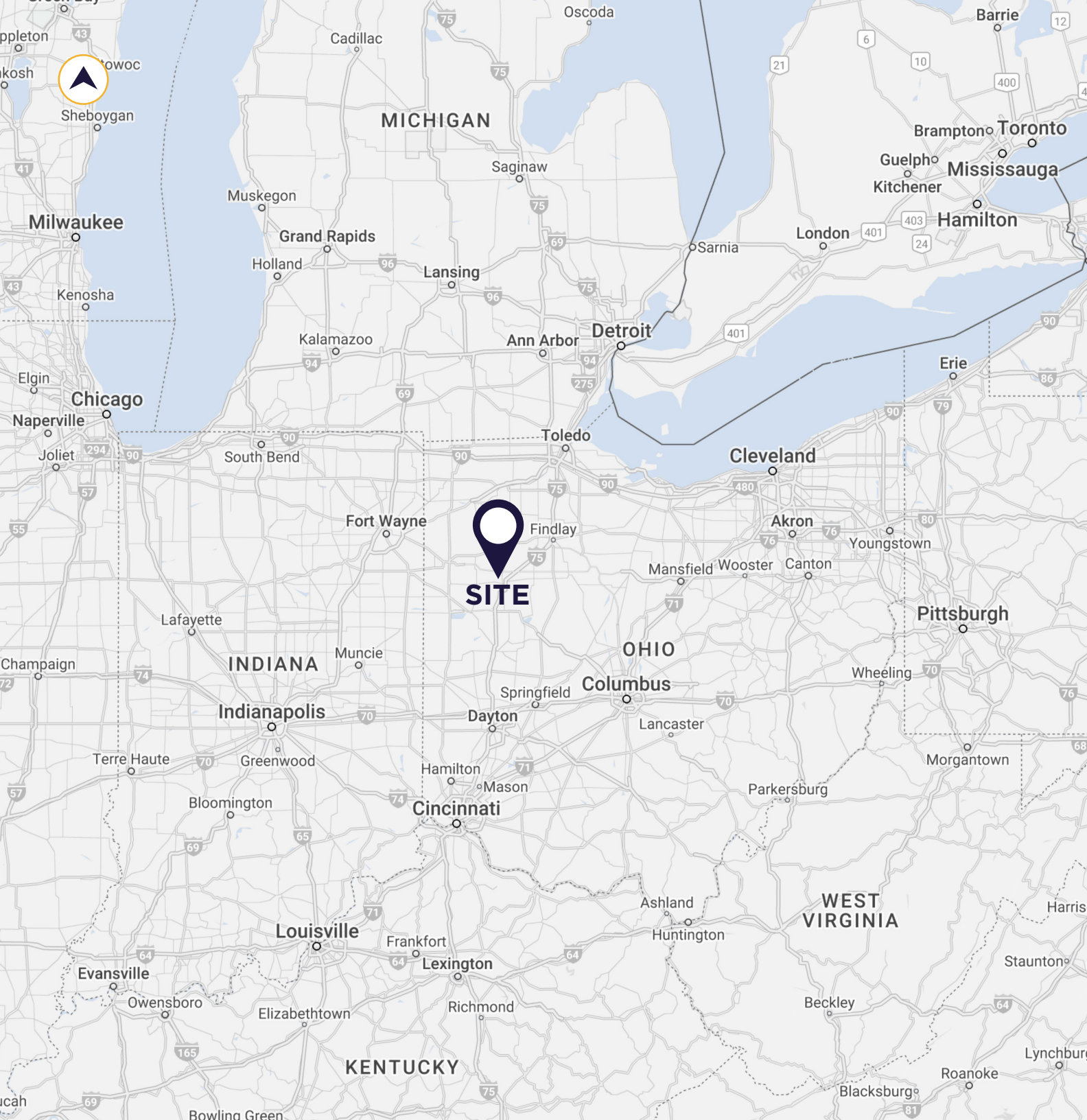


\$160,588
MEDIAN HOME VALUE



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

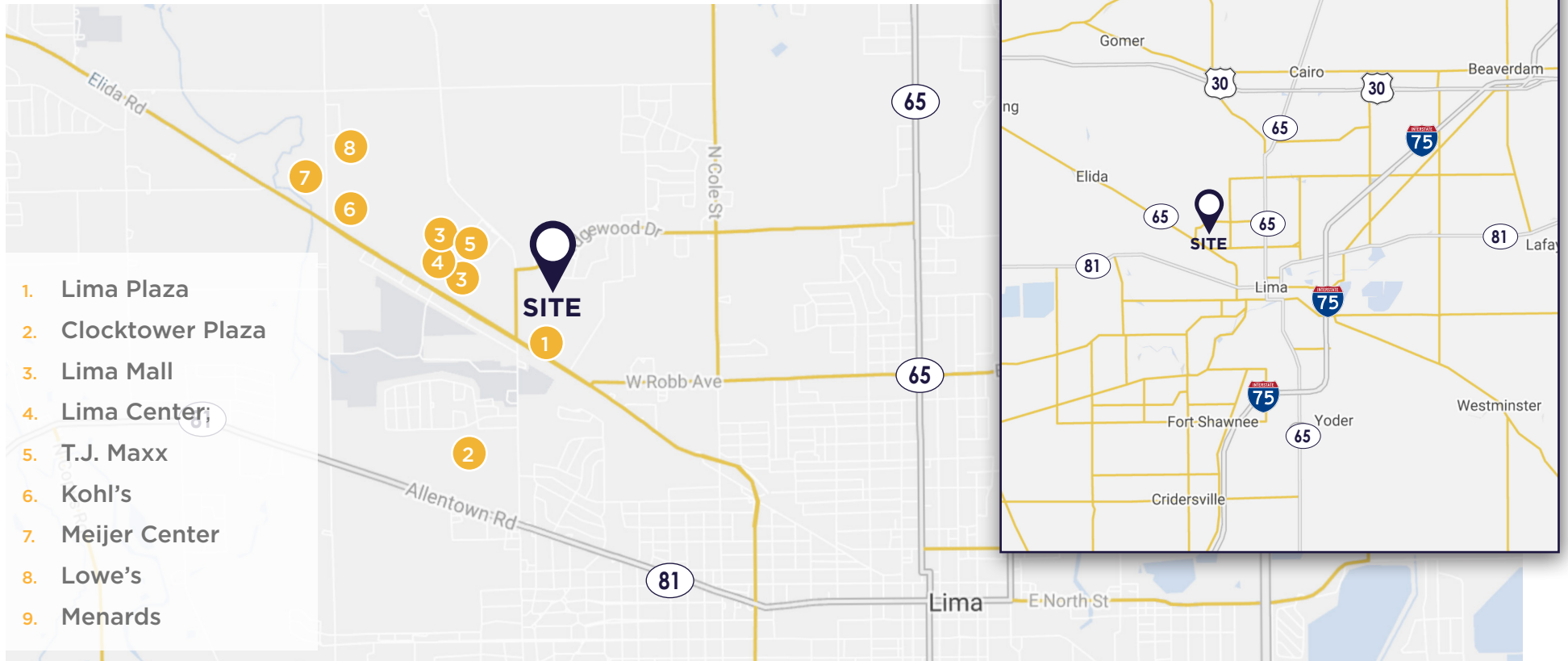
141 MILES
TO DETROIT, MI

170 MILES
TO CLEVELAND, OH

180 MILES
TO INDIANAPOLIS, IN

2090 NORTH CABLE ROAD

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CONTACT INFORMATION

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