

3452-3456 SAINT JOHNS ROAD
LIMA, OH 45804

UP TO 61,154± SF
FOR LEASE OR SALE



Alex Kuniega
alex.kuniega@lee-associates.com
C 440.318.4078

Jeff Forsythe, CCIM
jforsythe@lee-associates.com
C 239.233.5212

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

3452-3456 SAINT JOHNS ROAD, LIMA, OH 45804

3452-3456 Saint Johns Rd is a 12.37± acre property located in Lima, OH and features two buildings totaling 61,154± SF as well as ample outside storage and truck parking that is lighted and fully fenced/secured. The property is available for lease or purchase.

The south building is a 24,376± SF truck terminal with two-story offices space and is currently vacant and available. The north building is 36,778 SF± warehouse and truck maintenance facility, partially occupied by a long-term tenant. Either building, with approximately 6 acres each, is potentially available for sale separately, contingent upon permitting for an added driveway.

The property can accommodate a wide range of potential uses including, distribution, truck maintenance, and general warehousing. Strategically located 0.5 miles from I-75, the property is well positioned to service distribution hubs throughout Ohio, Indiana, Michigan, and the remainder of the Midwest.

The property presents the opportunity for a potential owner occupant or investor to acquire an asset with income in place, with the ability to lease up or occupy the current vacant building, with most of the paved yard available for extensive truck & trailer parking. Annual gross income from existing tenants is approximately \$90,000.



Total Purchase Price	\$3,495,000
Potential Lot Split Pricing	
Truck Terminal	\$1,400,000
Maintenance Building	\$2,100,000
Rental Rate	\$3.50 - \$7.50/SF NNN
Total Acreage	12.37± Acres
Total Building SF	61,154± SF
Available Building SF	Up to 44,606± SF
Truck Terminal SF	24,376± SF
Maintenance Building / Warehouse SF	36,778± SF
Total Docks	30
Total Drive-in Doors	11
Electric	3-Phase, 1600 Amps
Year Built	1966
Zoning	Industrial Park
Allen County PID	47-1800-04-001.002
Economic Incentives	Allen County, City of Lima

LEASE AVAILABILITY

3452-3456 SAINT JOHNS ROAD, LIMA, OH 45804

	Square Feet	Lease Rate*	Comments
Maintenance Building		(\$/SF)	
Truck Maint Bay	10,953	6.50	This is a drive-through bay designed for heavy truck maintenance. Includes a large sub-floor service pit.
Workshop	2,025	4.00	This is a first-floor workshop with storage rooms
Wash Bay	2,470	\$7.50	This is a drive-through service bay that was previously used as a truck-wash. Some wash equipment remains and is conveyed as-is.
2 nd Floor Office	6,070	\$3.50	Second floor office suite with a main floor entrance lobby/office
Terminal Building			
Ground Floor	20,414	\$6.50	Includes office space of 2,820 sf. The Terminal Building has potential for many industrial uses; distribution, truck terminal, cross-dock, wholesale, or manufacturing.
2 nd Floor Office	2,675	\$3.50	
Entire Building	23,089	\$6.00	Blended rate for entire building.

The 2nd floor office space of either building would be a good location for a call center, training facility, or technology R&D. These could also function as a dispatching office for a transportation company with a fleet of vehicles that needs parking spaces. Truck-trailer spaces rent individually for \$150/mo.

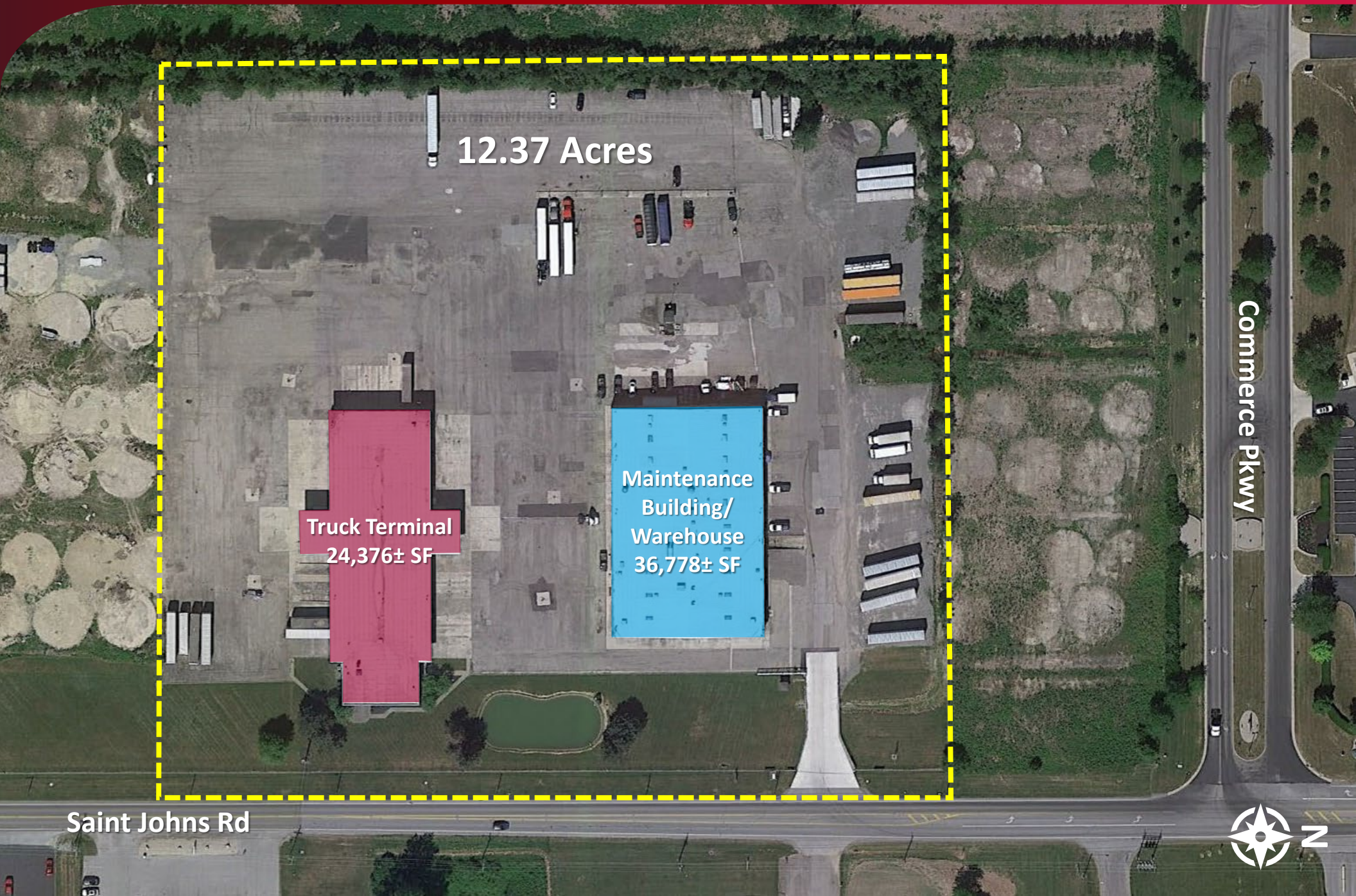
A bulk rate or a rate based upon yard acreage, in conjunction with the office lease, is negotiable.

Detailed as-built floor plans available upon request.

**NNN terms with an estimated CAM rate of \$1.25.*

SITE AERIAL

3452-3456 SAINT JOHNS ROAD, LIMA, OH 45804



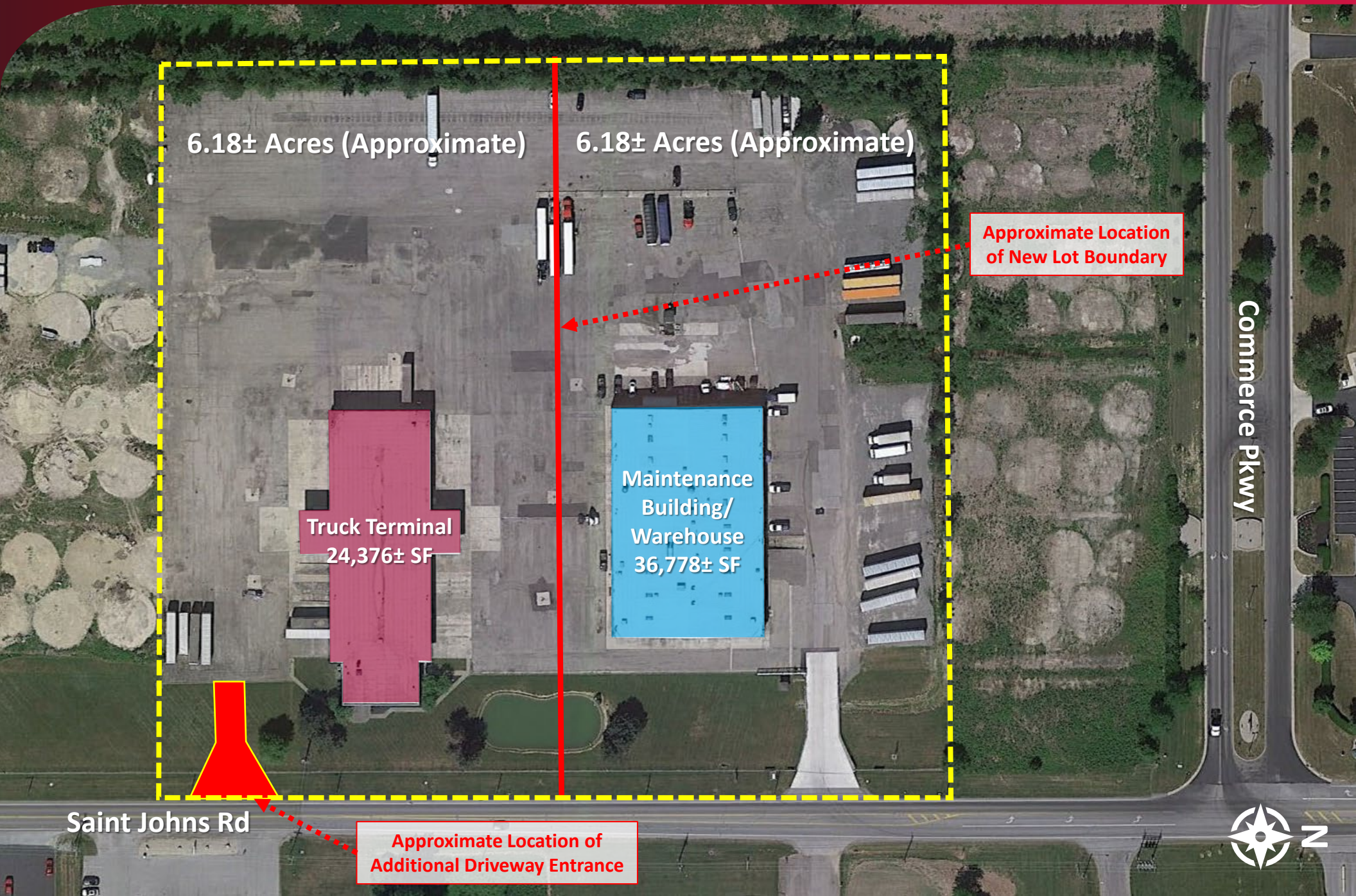
Saint Johns Rd

Commerce Pkwy



SITE AERIAL – CONCEPTUAL LOT SPLIT

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6.18± Acres (Approximate)

6.18± Acres (Approximate)

Approximate Location
of New Lot Boundary

Truck Terminal
24,376± SF

Maintenance
Building/
Warehouse
36,778± SF

Commerce Pkwy

Saint Johns Rd

Approximate Location of
Additional Driveway Entrance

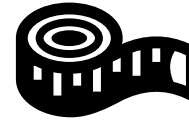


TRUCK TERMINAL SUMMARY

3452-3456 SAINT JOHNS ROAD, LIMA, OH 45804



\$1,400,000 with lot split



**24,376± SF
Total**



**18,552± SF
Warehouse**



**5,824± SF
Office**



**16' Clear
Height**



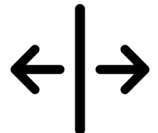
30 Docks



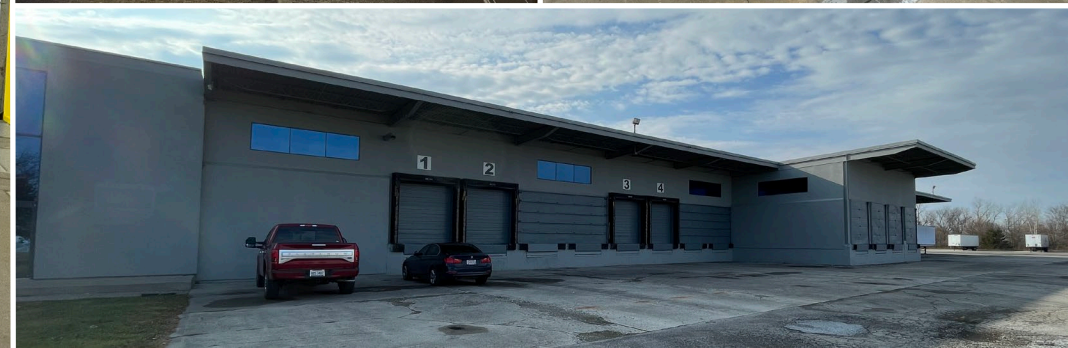
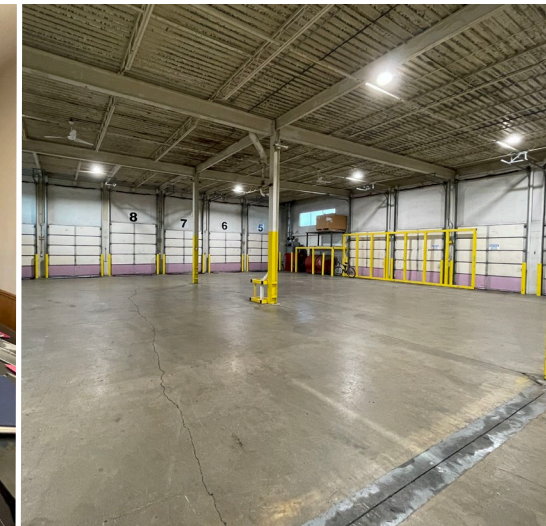
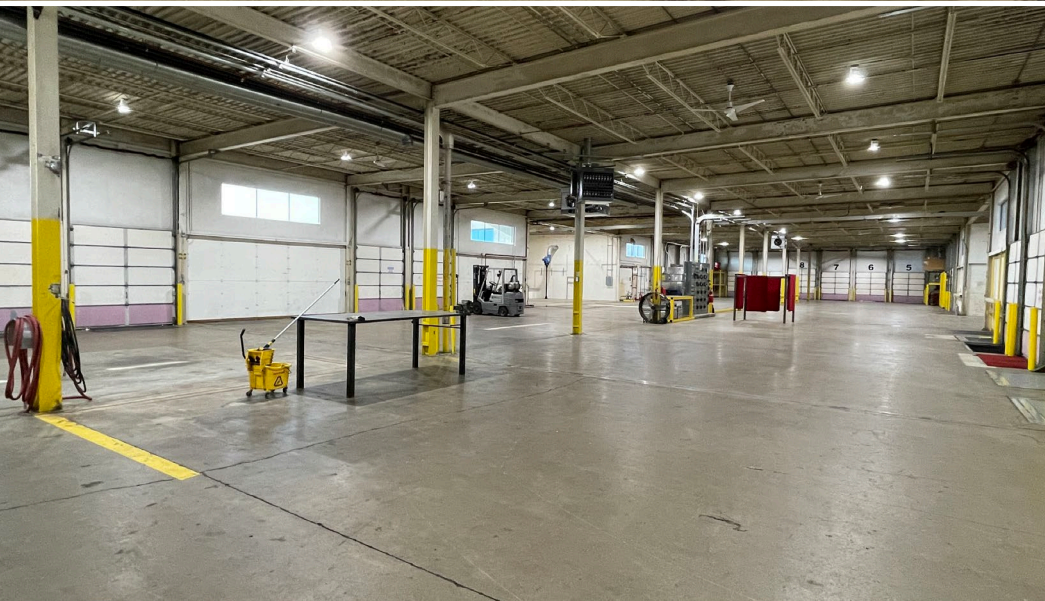
**Locker
Room**



LED Lighting

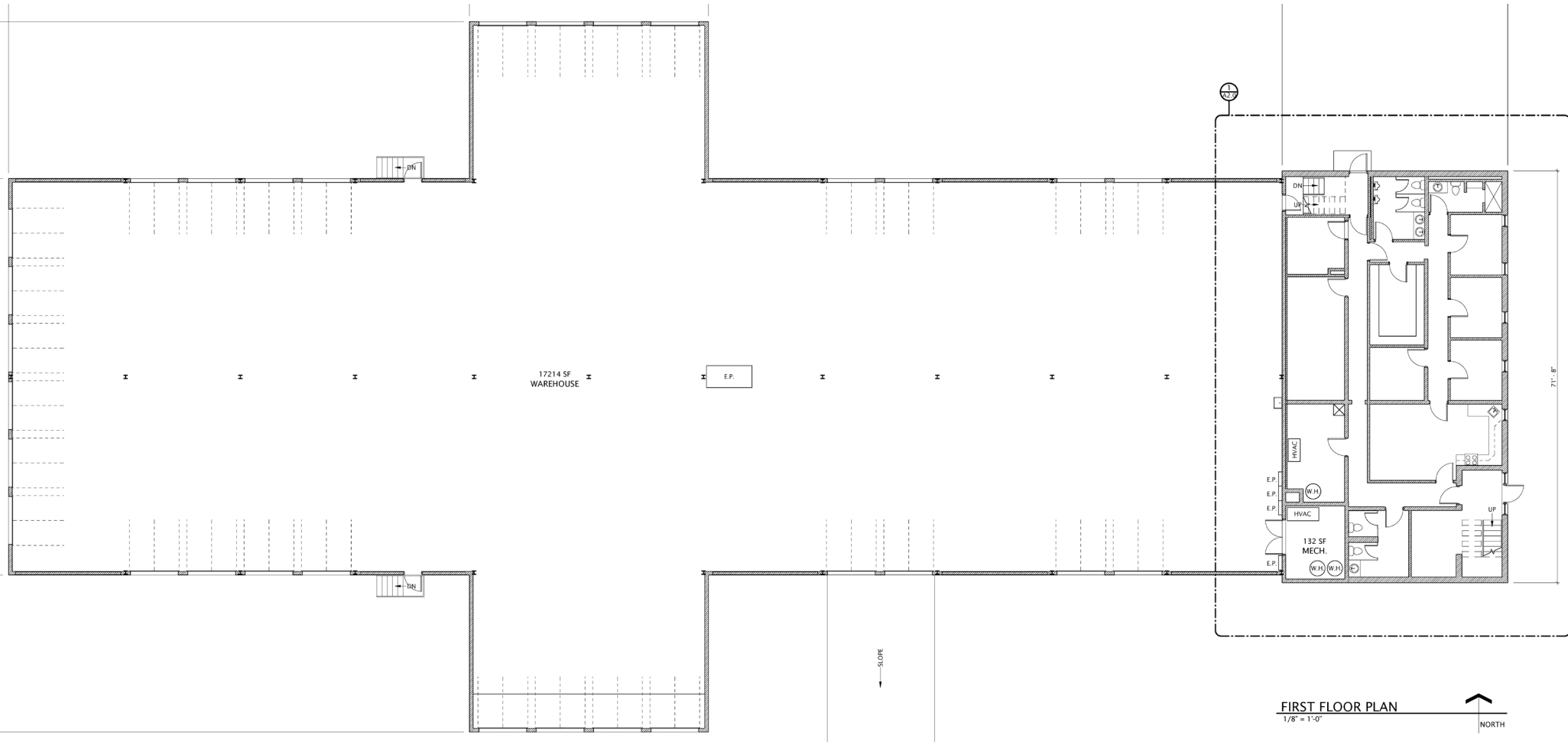


**20'x20' Column
Spacing**



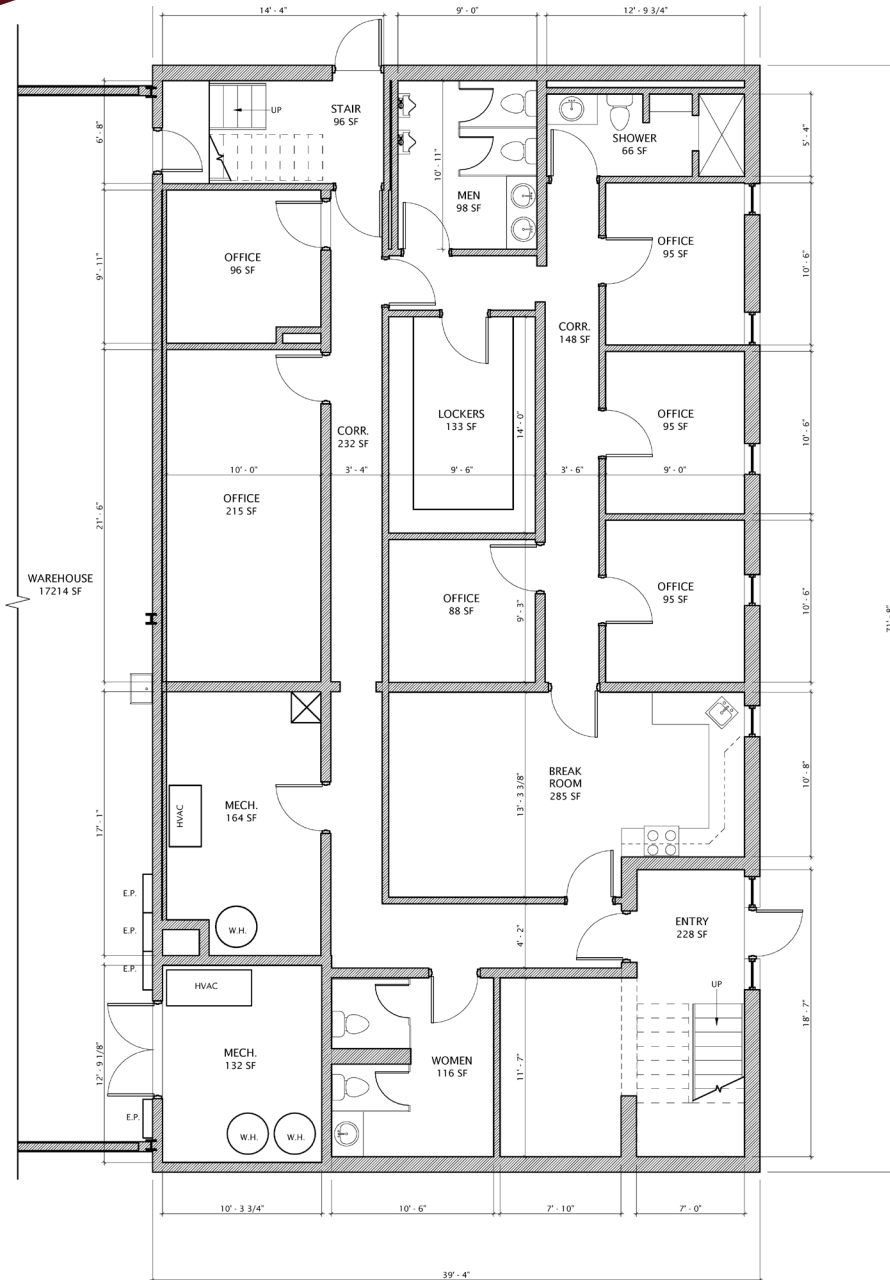
TRUCK TERMINAL FLOORPLAN

3452-3456 SAINT JOHNS ROAD, LIMA, OH 45804

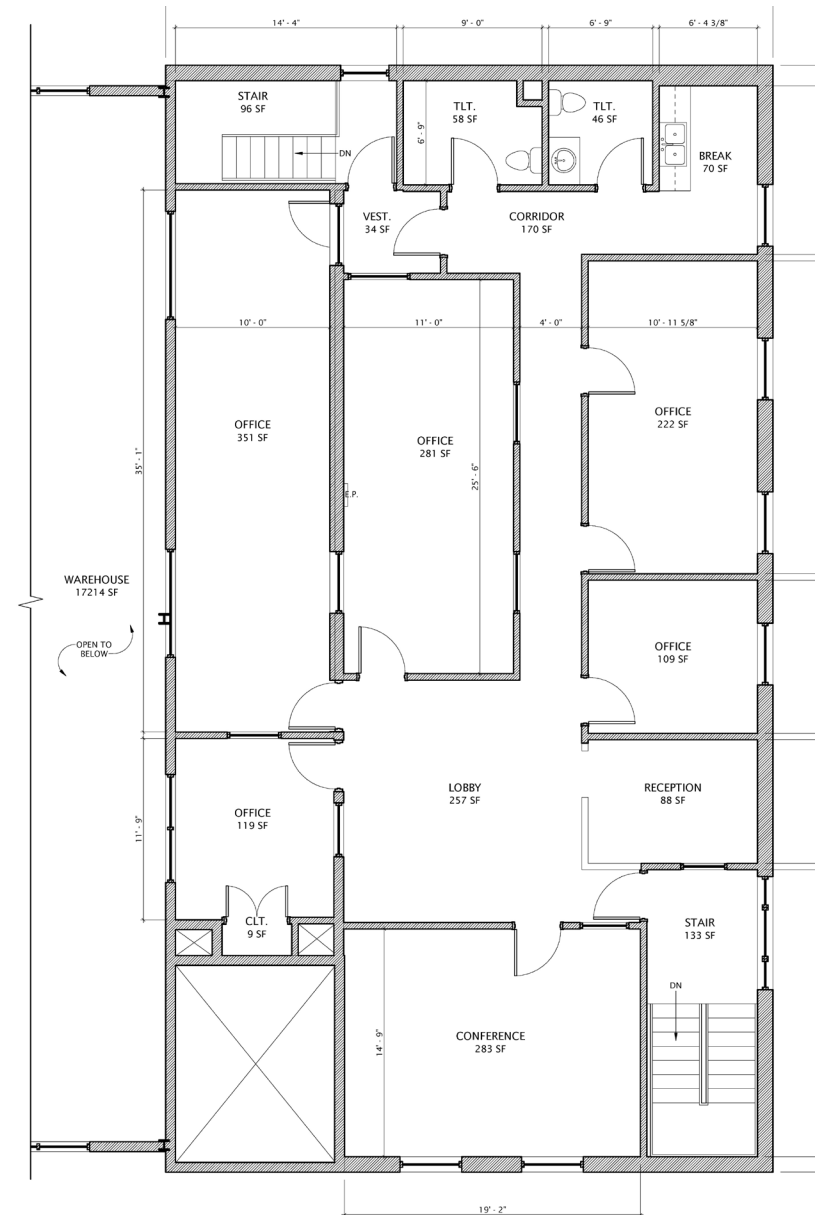


TRUCK TERMINAL FLOORPLAN

3452-3456 SAINT JOHNS ROAD, LIMA, OH 45804



1 GROUND FLOOR PLAN
A2.0 1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"



MAINTENANCE BUILDING/WAREHOUSE SUMMARY

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36,778± SF
Total



24,678± SF
Warehouse



Truck Wash



18'-23'
Clear Height



11 Drive-in
Doors



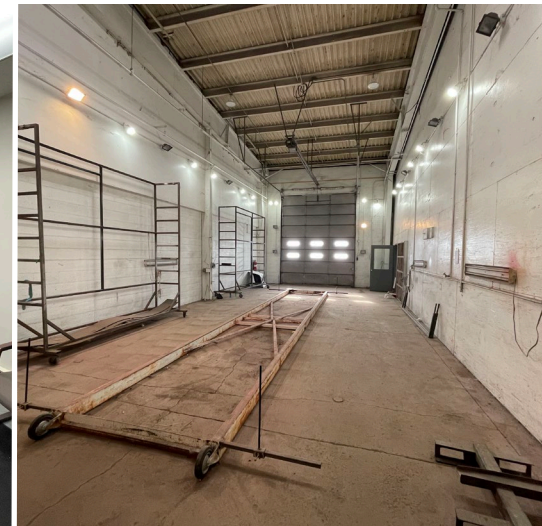
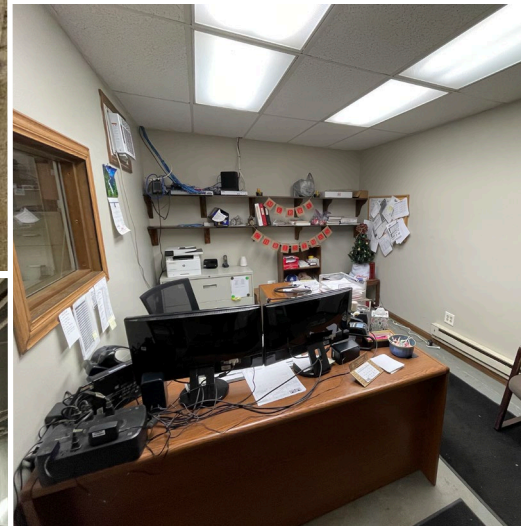
Locker
Room



LED Lighting

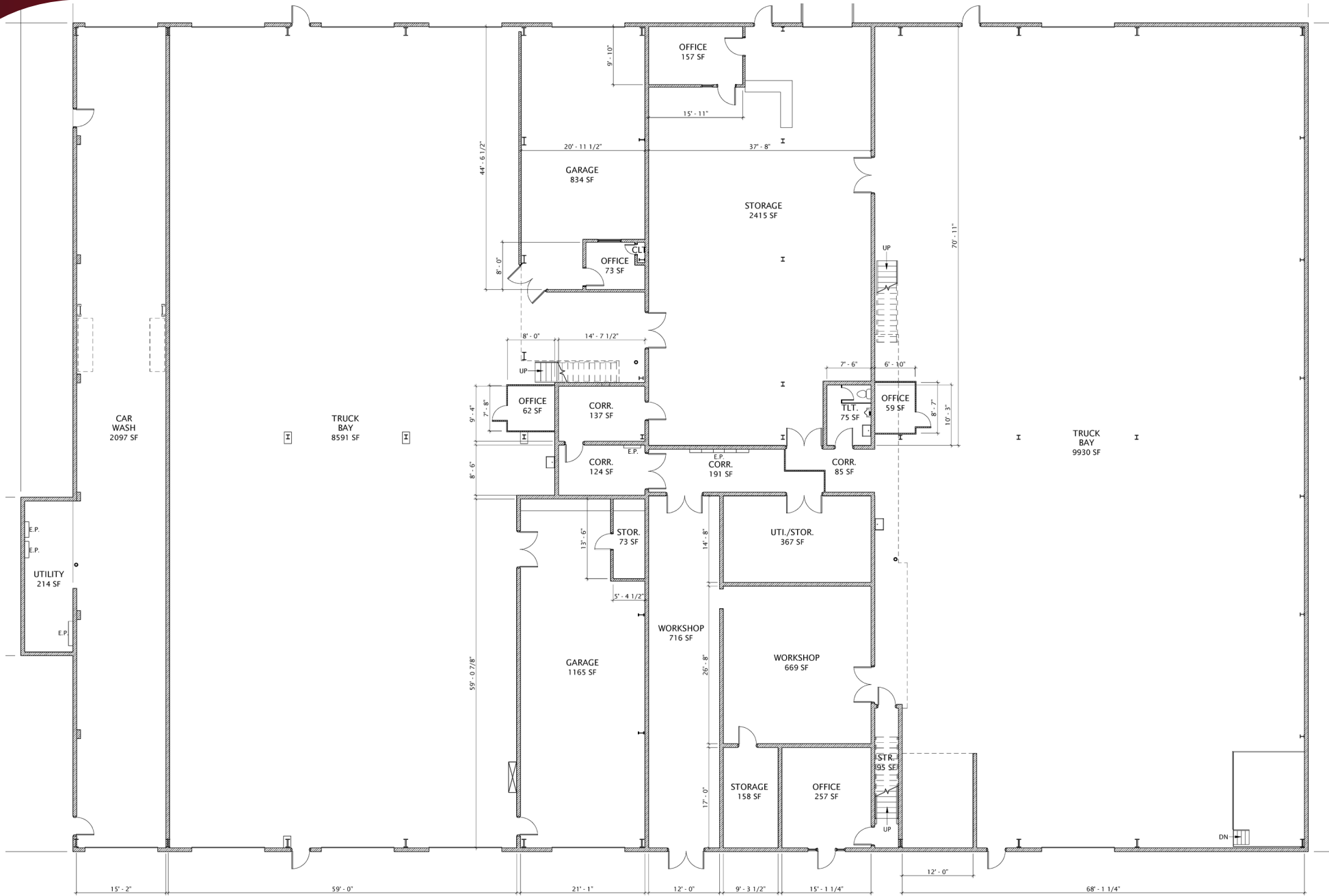


Truck
Maintenance Bay



MAINTENANCE BUILDING/WAREHOUSE FLOORPLAN

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FIRST FLOOR PLAN
1/8" = 1'-0"



MAINTENANCE BUILDING/WAREHOUSE FLOORPLAN

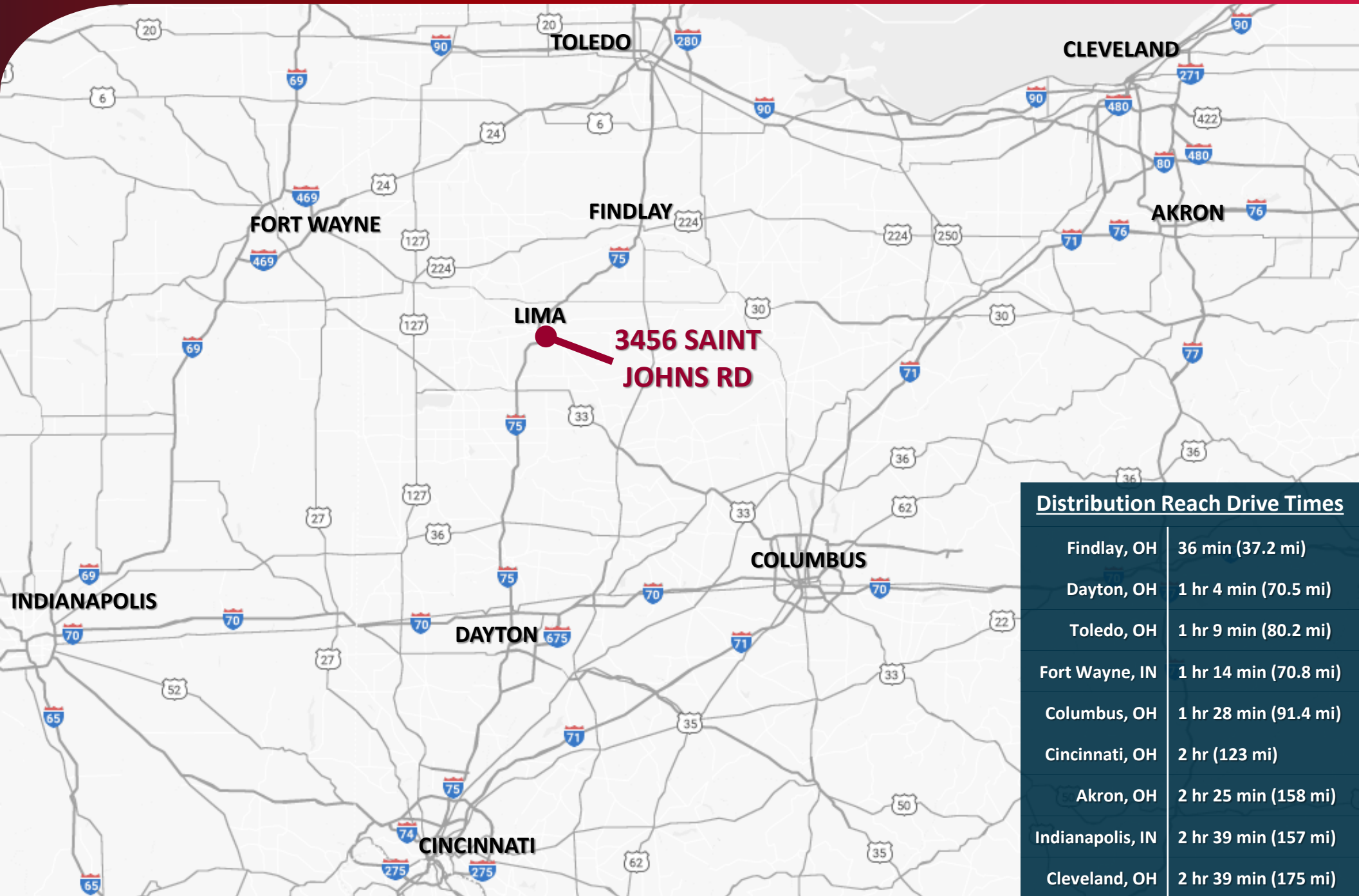
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SECOND FLOOR PLAN
1/8" = 1'-0"



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Findlay, OH	36 min (37.2 mi)
Dayton, OH	1 hr 4 min (70.5 mi)
Toledo, OH	1 hr 9 min (80.2 mi)
Fort Wayne, IN	1 hr 14 min (70.8 mi)
Columbus, OH	1 hr 28 min (91.4 mi)
Cincinnati, OH	2 hr (123 mi)
Akron, OH	2 hr 25 min (158 mi)
Indianapolis, IN	2 hr 39 min (157 mi)
Cleveland, OH	2 hr 39 min (175 mi)

LOCATION OVERVIEW

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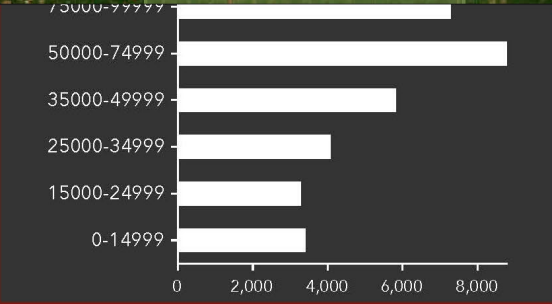
ALLEN COUNTY DEMOGRAPHICS

3452-3456 SAINT JOHNS ROAD, LIMA, OH 45804

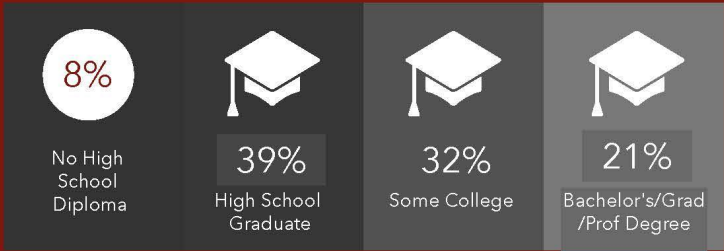
DEMOGRAPHIC PROFILE

Allen County, OH

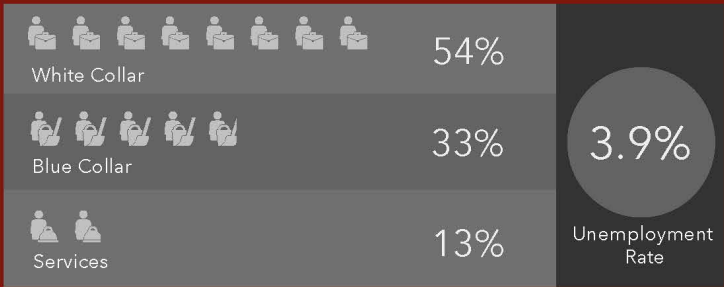
Geography: County



EDUCATION



EMPLOYMENT

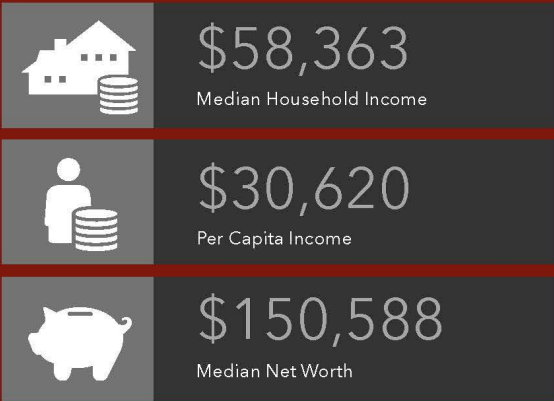


KEY FACTS

THE SCIENCE OF WHERE®

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The vintage of the data is 2020, 2025.
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INCOME



HOUSEHOLD INCOME (\$)



ECONOMIC DEVELOPMENT INCENTIVES

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Allen Economic Development Group (AEDG) is a public/private partnership organized in 1993 as a facilitator for countywide economic development.

It is the mission of the Allen Economic Development Group to create an environment for new business development, to promote and nurture existing business and to facilitate the creation of new jobs in Allen County.

The following is a list of some programs, among others, that are available:

Enterprise Zone Tax Abatement:

Through the Ohio Enterprise Zone program, local school districts and communities can elect to abate a portion of property taxes owed by a company. Abatement can be up to 100 percent for up to 15 years on real property.

Ohio Means Jobs/Allen County:

On-the-Job (OJT) Training Funds, Incumbent Worker Training Funds, In-Kind Support Services to include; On-Site Recruitment Office, Recruiting Assistance through Marketing and Advertising, Searching State and Local Jobseekers Databases and Employee Skills Assessments.

Capital Lease Program through the Port Authority of Allen County (PAAC):

The Port Authority of Allen County offers a Capital Lease program that allows the exemption of sales tax (6.85%) on all construction materials.

Allen County Revolving Loan Fund:

The Allen County Revolving Loan Fund (RLF) is a flexible source of financing for businesses expanding or locating to Allen County.

D'Arcy Loan Fund:

The D'Arcy Loan Fund is a local funding source for businesses expanding or locating to Allen County. The fund provides low interest loans to assist with Allen County economic development projects.



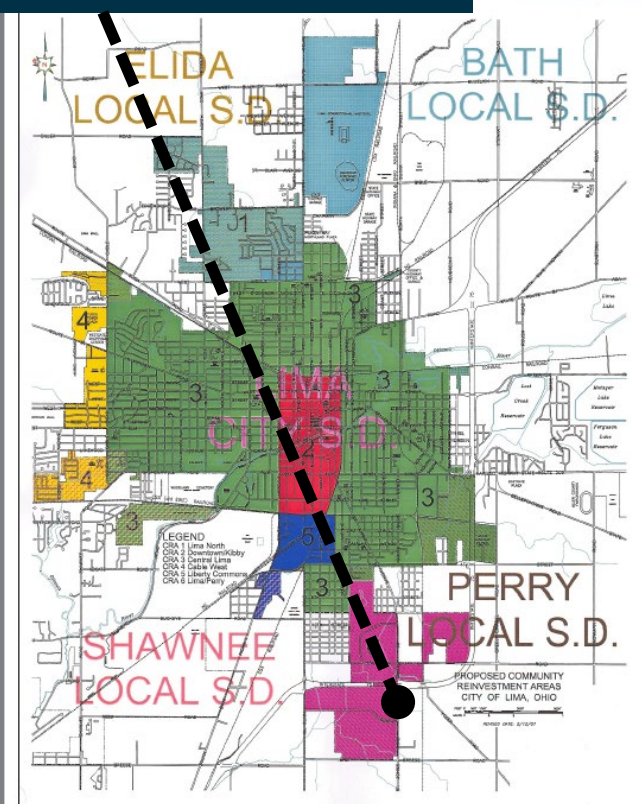
The AEDG website provides more information on these and other programs:

www.aedg.org

City of Lima Community Reinvestment Area (CRA)

The City of Lima has established six separate areas through the Ohio Community Reinvestment Area program that provide real property tax exemptions within every census tract in the city. To promote investment and strategic development, the type of use and maximum incentives vary by area. All commercial or industrial projects require negotiation and prior approval by Lima City Council to be eligible for program incentives. Commercial or industrial projects require both job creation and capital investment.

The property is located within CRA #6.



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