



FOR SALE

1814 E 4th St
Lima, OH 45804
Industrial Facility
6,150 SF



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FOR SALE

INDUSTRIAL FACILITY

Lima, OH - 2,400 SF

Sale Price: \$695,000



Building Specifications

Office/Warehouse SF	2,400 SF
Floors	1
Acreage	4.46 AC
Building Dimensions	80' x 30'
Clear Height	14.5'
Year Built/Renovated	1966/1999
Outside Storage	Yes
Zoning	I-2; Heavy Industrial
Power	480 Volts; 225 Amps; III Phase
Floor Drains	Yes
Drive-In Door	Two; 12' x 12'
Clear Span	Yes
Heating	Boiler
Additional Building	30' x 30'
Parcel #	47-08-00-01-002.000



30' x 30' Bldg.



FOR SALE

INDUSTRIAL FACILITY

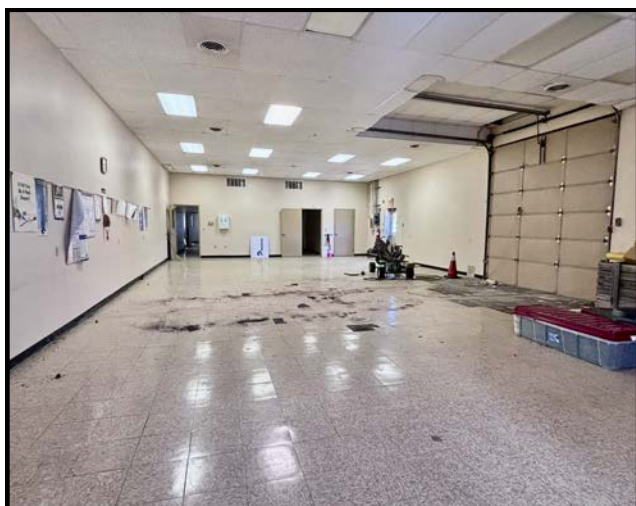
Lima, OH - 3,750 SF



Sale Price: \$695,000

Building Specifications

Warehouse SF	3,750 SF
Floors	1
Acreage	4.46 AC
Building Dimensions	30' - 125'
Clear Height	14'
Year Built/Renovated	1966/1999
Outside Storage	Yes
Zoning	I-2; Heavy Industrial
Power	480 Volts; 225 Amps; III Phase
Floor Drains	Yes
Drive-In Door	One; 10' x 12'
Heating	Boiler
Crane	One; 2-Ton
Additional Building	30' x 30'
Parcel #	47-08-00-01-002.000



About Lima

- Strategic location at the intersection of major transportation corridors, including U.S. Route 30, U.S. Route 33, and Interstate 75 nearby.
- Regional hub for manufacturing, logistics, healthcare, and education in northwest Ohio.
- Home to a skilled workforce with a strong background in advanced manufacturing, metal fabrication, and distribution.

Lima Location



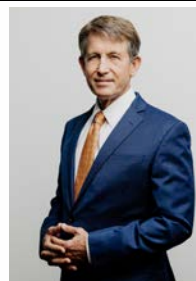
Demographics

Population

Lima	35,579
Allen County	102,206

Income

Average HH Income	\$62,344
Median HH Income	\$43,370



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