

# OWNER OCCUPIER WAREHOUSE FOR SALE



104 LEE DRIVE  
LODI, OH 44254

**SALE PRICE: \$975,000**



## PROPERTY HIGHLIGHTS:

- Total SF of Warehouse: 34,400 SF
- Total Acreage: 1.74 Acres
- Price Per SF: \$28.34 SF
- (2) Truck Docks and (5) Drive-in Doors
- 14 FT Ceiling Clears Throughout
- Year Built: 1959
- Zoning: I-L Light Industrial Zoning
- Highway Access: 3.8 miles to I-71/  
OH-83 Interchange
- Annual Real Estate Taxes: \$11,488.64
- **Tenant will vacate on or before  
March 31, 2025**



## LISTING AGENTS

**Sam Tecca**

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**Morgan Faunce**

Morgan@GerspacherGroup.com

**330.722.5002**



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## PROPERTY OVERVIEW

104 Lee Drive is a 34,400 SF building on 1.74 acres. The village of Lodi established a comprehensive plan with the goal to preserve the small town atmosphere that the Village of Lodi offers; they are promoting quality commercial and industrial growth.

## LOCATION OVERVIEW

Just off Bank Street (RT 421) in the city of Lodi. Close proximity to I-71. Neighboring properties include Idol Automotive and Bailey Manufacturing.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	910	2,362	4,783
Total Population	1,846	5,151	11,404
Average HH Income	\$50,602	\$64,167	\$75,390

*The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.*





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