

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

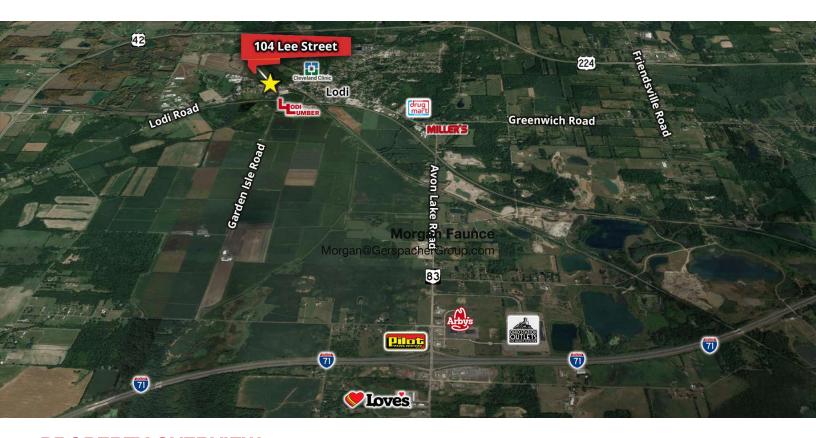
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PROPERTY OVERVIEW

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

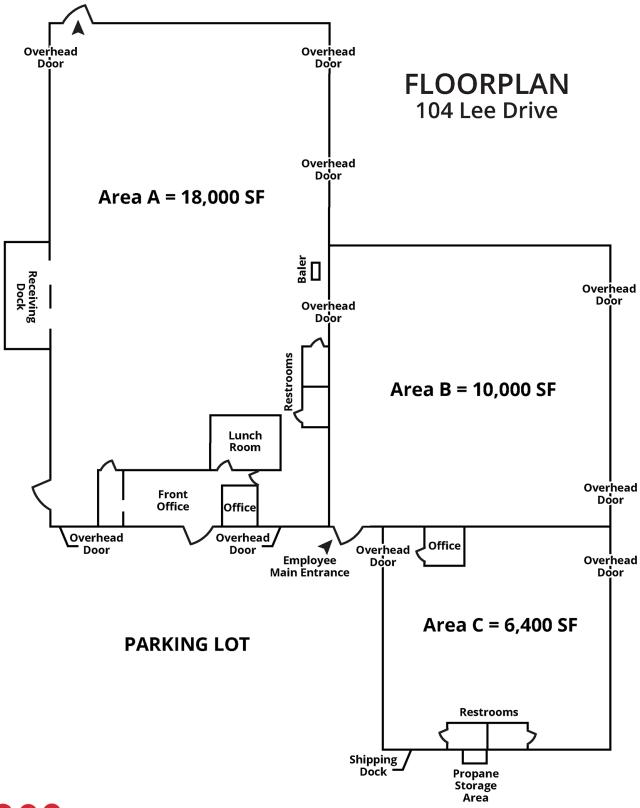
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