

# MANUFACTURING BUILDING FOR SALE OR LEASE



**104 LEE DRIVE  
LODI, OH 44254**

**SALE PRICE: \$1,200,000 | LEASE RATE: \$3.75/SF NNN**



## PROPERTY HIGHLIGHTS

- Total SF of Building: 34,890 SF
- Total Acreage: 1.74 Acres
- Price Per SF: \$34.39 SF
- 2 Truck Docks and 5 Drive-in Doors with 3 Different Warehouse Sections
- 14' - 16' Ceiling Clears Throughout
- Power: 3-Phase | 2 Electrical Services
- Pad Mount Transformer has 1500 KVA – 277/480
- Overhead Transformer Bank on Pole has 175 KVA – 122/240
- Zoning: I-L Light Industrial Zoning
- Year Built: 1959 | Lodi Village
- Highway Access: 3.8 miles to I-71/OH-83 Interchange
- 2025 Annual Real Estate Taxes: \$10,285.96
- Formerly Occupied by Carbon Polymers Company (Thermoplastic Resin)



## LISTING AGENTS

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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 Mfg.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

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



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