



For Sale or Lease

777 Bible Rd, Lima, OH

- 548,750 SF Industrial/Manufacturing Building
- Expansion potential of an additional ~890,000 SF
- Power Available: 10,000 kVA
- Sale Price: \$25,500,000



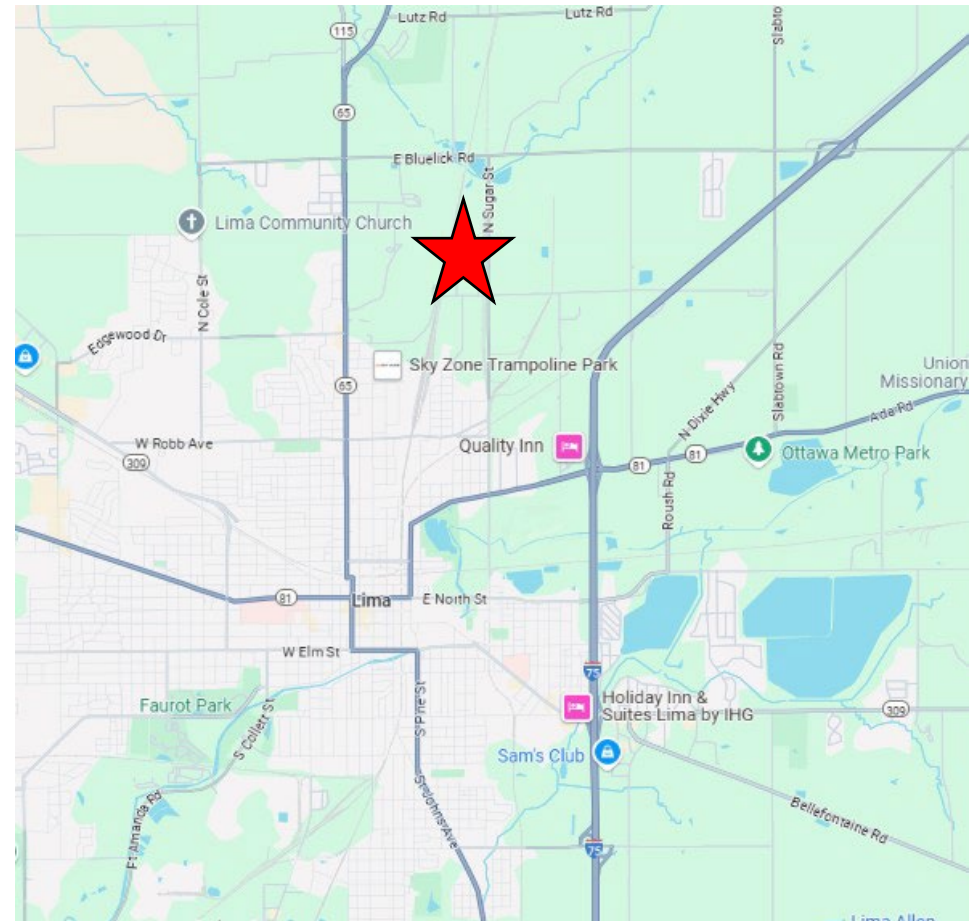
PROPERTY OVERVIEW

The building is a 548,750 SF industrial/manufacturing facility conveniently located within proximity to I-75 in the City of Lima, Ohio.

PROPERTY SUMMARY

TOTAL BUILDING AREA	548,750 SF
OFFICE SF	14,000 SF
YEAR BUILT	1962
POWER	10,000 kVA; new Siemens switchgear installed in 2019
GRADE LEVEL DOORS	3
DOCK DOORS	23
CEILING HEIGHT	18'7" – 20'9"
FLOOR THICKNESS	6" – 8" throughout most of the building
OCCUPANCY	Available immediately
EXPANSION POTENTIAL	Up to an additional ~890,000 SF
SALE PRICE	\$25,500,000

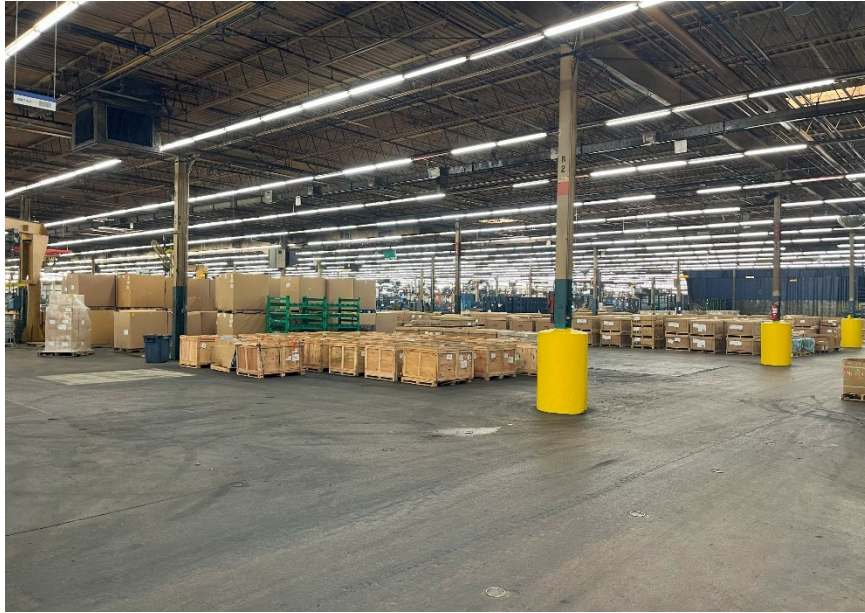
LOCATION MAP



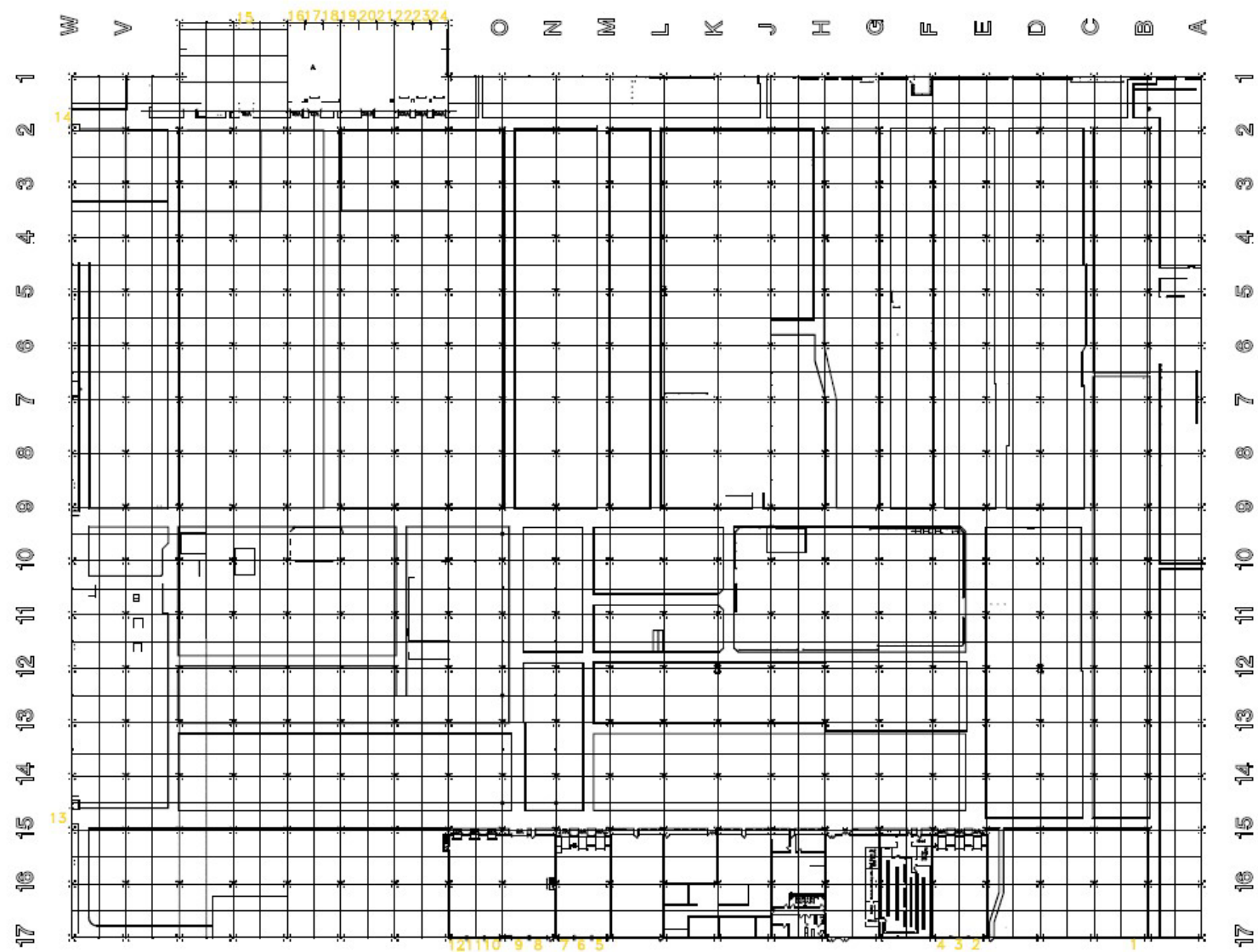
PROPERTY PHOTOS



PROPERTY PHOTOS

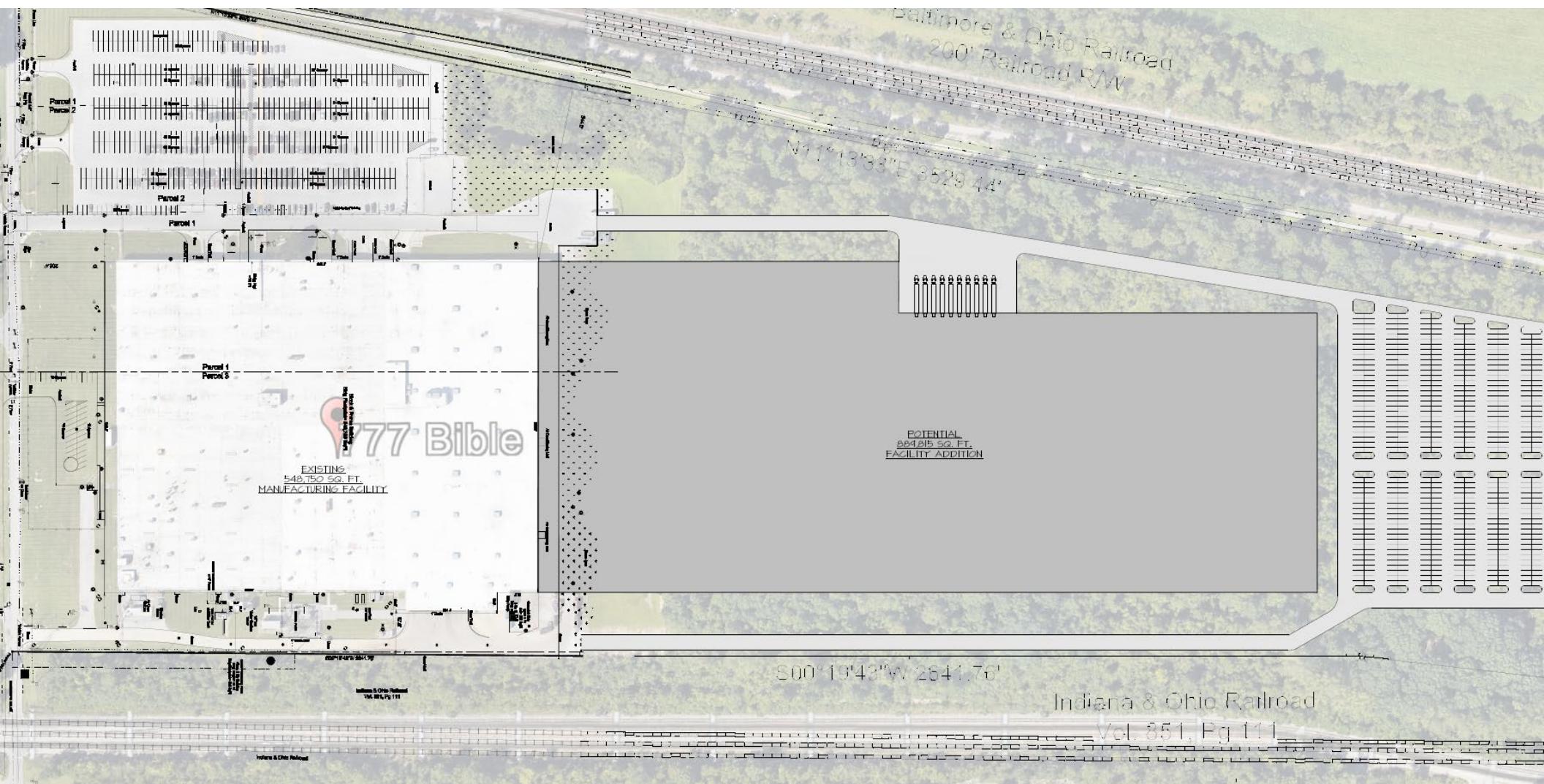


FLOOR PLAN



Overhead Door Dimensions		
Dock Door	Inside	Outside
2	8' X 10'	12' X 16'
3	8' X 10'	12' X 16'
4	8' X 10'	12' X 16'
5	8' X 10'	12' X 16'
6	8' X 10'	12' X 16'
7	8' X 10'	12' X 16'
10	8' X 10'	12' X 16'
11	8' X 10'	12' X 16'
12	8' X 10'	12' X 16'
16	10' X 12'	12' X 16'
17	10' X 12'	12' X 16'
18	No inside door	12' X 16'
19	No inside door	12' X 16'
20	10' X 12'	12' X 16'
21	No inside door	12' X 16'
22	10' X 12'	12' X 16'
23	10' X 12'	12' X 16'
24	10' X 12'	12' X 16'
Ground Level Doors		
1	No inside door	8' X 10'
8	No inside door	12' X 16'
9	12' X 16'	12' X 16'
13	No inside door	12' X 16'
14	No inside door	12' X 16'
15	10' X 11'6"	10' X 11'6"

SITE EXPANSION CAPACITY





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