



AVAILABLE FOR SALE | INDUSTRIAL

**900 LIMA AVENUE | FINDLAY, OH 45840**

**25,026 SF INDUSTRIAL BUILDING**

[rkgcommercial.com](http://rkgcommercial.com)

Reichle | Klein Group   
Commercial Property Brokers, Managers & Investment Advisors



900 LIMA AVENUE

## Offering Summary

Sale Price:  
**\$1,877,000**

Building Size:  
**25,026 SF**

Year Built/Renovated: **1954/2017**

Lot Size:  
**2 Acres**

Price / SF:  
**\$75.00**

### Property Overview

- R&D/Flex Building
- 10-ton Crane
- Class A offices
- Heavy power
- Full climate control
- 3 Grade level doors (1) 10x10, (1) 12x12, (1) 16x14
- Outside storage, fenced
- Immediate access to highways, I-75
- Recent improvements/upgrades
- Approx. 7,500 SF of office can be reverted to shop at 12' clear

Contact us for additional information!  
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Sale Price	\$1,877,000
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**LOCATION INFORMATION**

Street Address	900 Lima Avenue
City, State, Zip	Findlay, OH 45840
County	Hancock
Sub-market	Outside Metro Area
Cross-Streets	US Rte 68/SR 15
Municipality	Findlay
Nearest Highway	US Rte 68/I-75

**BUILDING INFORMATION**

Tenancy	Single
Number of Grade Level Doors	3
Number of Cranes	2
Ceiling Height	26 ft
Minimum Ceiling Height	12 ft
Office Space	12,320 SF
Number of Floors	1
Construction Status	Existing
Condition	Excellent
Roof	Rubber/Metal
Number of Buildings	1
Mezzanine	Yes
Construction Description	Brick/Steel
Lighting	T8
Crane Description	10 ton Bridge, .5 ton Jib

**PROPERTY INFORMATION**

Property Type	Industrial
Property Subtype	Research & Development/Flex
Zoning	IL - Light Mfg.
APN #	560000179440
Outside Storage Details	Stoned/fenced

**PARKING & TRANSPORTATION**

Parking Surface Description	Asphalt/stone
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**UTILITIES & AMENITIES**

Security	Yes
Climate Controlled	Yes
Heat System Descripton	Radiant GFA
Fire Suppression	Wet System, 8" line
Restrooms	2
Power Description	480/277V 1600 amp
Power Provider	AEP
Water Provider	Municipal

**TAXES & VALUATION**

Annual Real Estate Taxes	\$2,729.70
Annual Real Estate Taxes / SF	\$0.11

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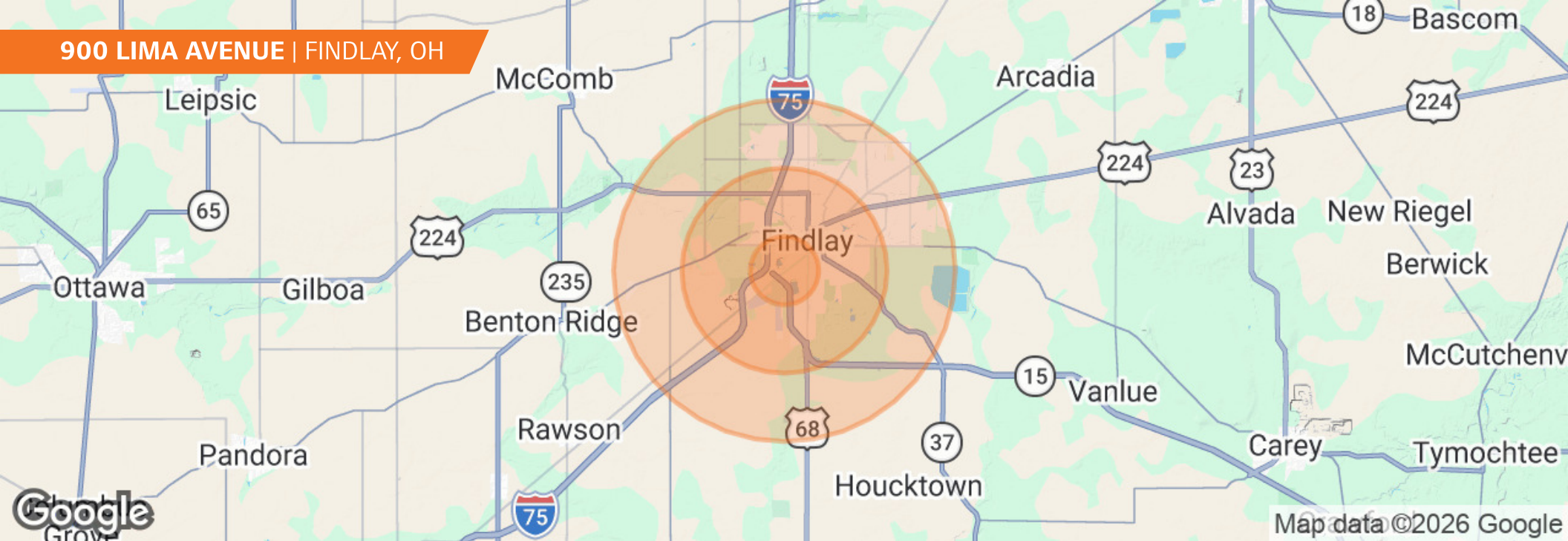
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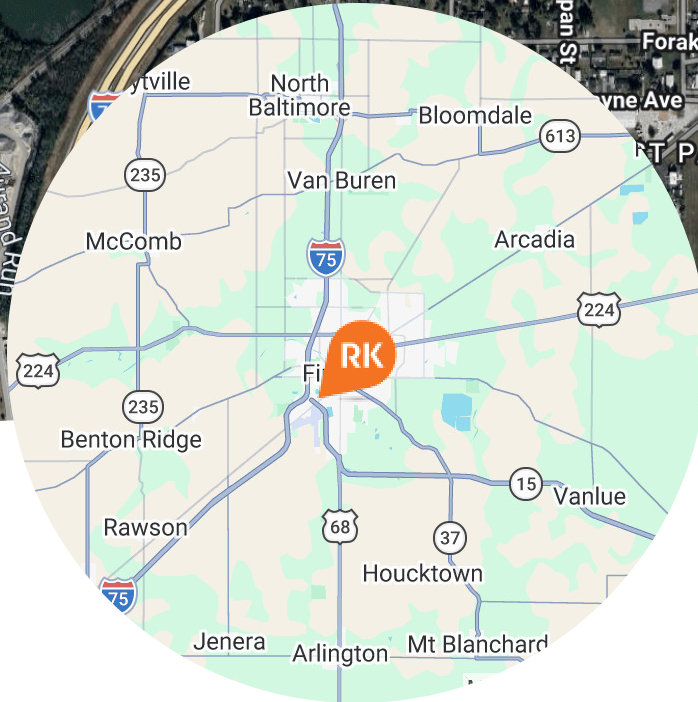
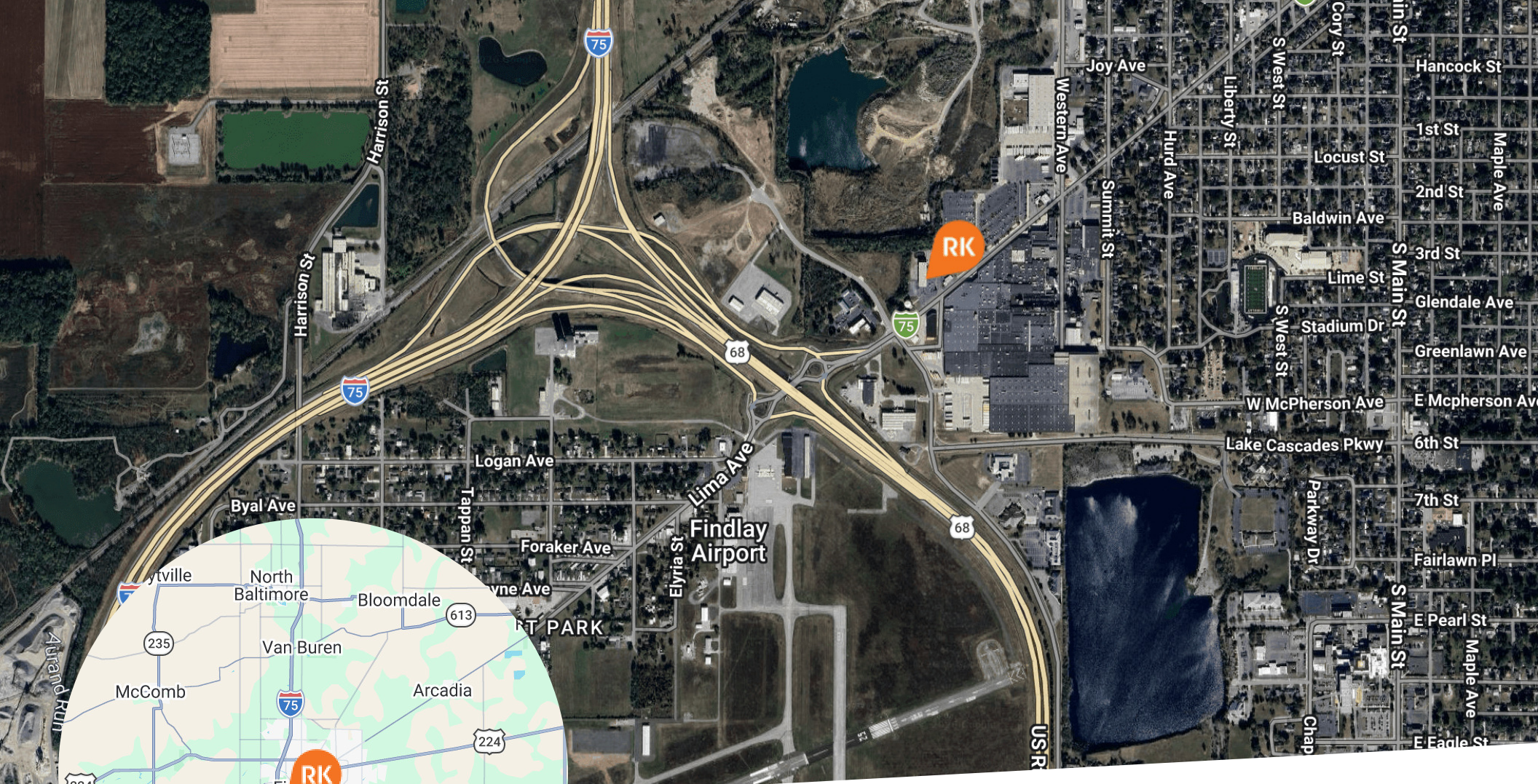
**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	4,690	31,092	48,231
Average Age	41.5	36.9	39.1
Average Age (Male)	40.4	35.9	38.3
Average Age (Female)	44.6	39.5	41.0

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	2,242	13,390	21,120
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$98,336	\$81,774	\$87,720
Average House Value	\$213,667	\$191,664	\$214,548

2023 American Community Survey (ACS)



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## Location Benefits

- Excellent access to highways US 68, SR 15 and I-75
- 1/2 Mile from Findlay Airport



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*Senior Vice President*



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*Sr Transaction Mgmt Director*

## Lynette Reichle, SIOR

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### OUR PURPOSE

To make real estate work for our clients and customers.

### OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK