

FOR LEASE - WAREHOUSE SPACE

2100 Harding Highway, Lima, OH 45804



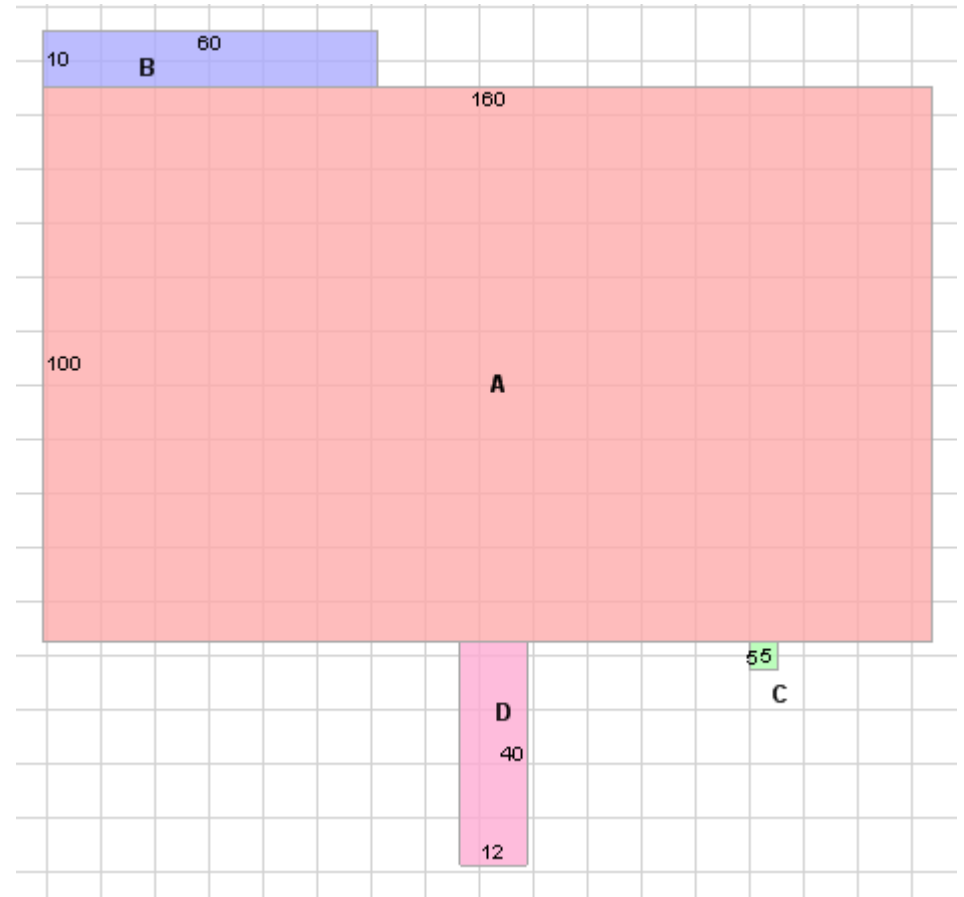
Florida Equities, LLC | License Real Estate Broker, Brian W. Smith
6300 NE 1st Avenue, Suite 300, Fort Lauderdale, FL 33334
800-339-3234 | bws@flaeqt.com | www.FloridaEquities.net

PROPERTY DETAILS

Building Size	16,000 SF	Lot Size	1.56 Acres
Property Type	Industrial Warehouse	Height	16 FT
Year Built	1977	Zoning	B-1



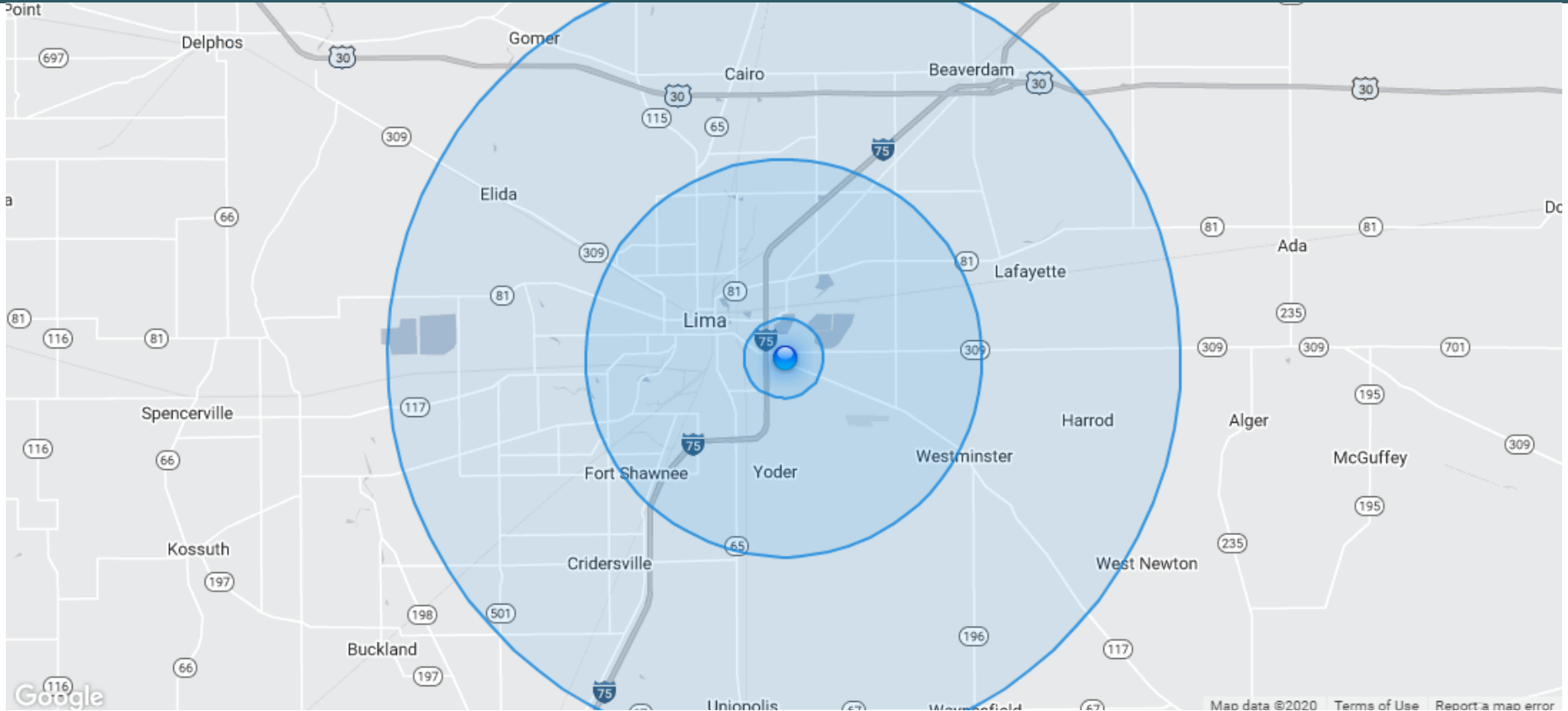
AVAILABLE BAYS:
Bay 1 - 8,500 SF
Bay 2 - 7,500 SF
Rent PSF: \$9.50 NNN



AERIAL



DEMOGRAPHICS



- Positioned in the heart of the Lima retail corridor
- Located 1/4 mile from I-75

TRAFFIC COUNTS - Approx. 12,000 ADT

	1 Mile	5 Miles	10 Miles
Total Households	578	21,694	41,883
Total Population	1,550	56,927	108,949
Average Household Income	42,569	41,781	52,611
Average House Value	78,850	88,886	145,758
Average Age	33.3	33.1	34.4



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OTHER LOCAL LISTINGS



Lot Available for Lease - 1703 Harding Highway

- ◆ Property Size: +/- 1 acre (43,560 SF)
- ◆ Ground Lease | As-Is | Built to Suit
- ◆ Existing Building: 1,500 SF
- ◆ \$75,000 a year NNN
- ◆ Interstate visibility with Pylon Sign (+/- 40 feet)
- ◆ Service station not permitted.



Free Standing Building for Lease - 2356 Harding Highway

- ◆ Building: 5,950 SF
- ◆ Land: 2.63 Acres
- ◆ Rent: \$12.00 PSF NNN
- ◆ Former Use: Day Care Center

OTHER LIMA LISTINGS



Lot Available for Lease - 3295 Elida Road

- ◆ Property Size: +/- 1.37 acres
- ◆ Ground Lease | As-Is | Built to Suit
- ◆ Existing Building: 630 SF
- ◆ \$65,000 a year NNN



Free Standing Building for Lease - 1925 Bellefontaine Road

- ◆ Building: 2,590 SF
- ◆ Land: 0.52 Acres
- ◆ Rent: \$29.00 PSF NNN
- ◆ Former Use: Pizza Hut (Restaurant Build Out)

OTHER LIMA LISTINGS



Eastgate Shopping Center for Lease - 2300 - 2324 Harding Highway, Lima, OH 45804

- ◆ Lot Size: 2.63 acres
- ◆ Building Size: 16,000 SF
- ◆ Available Unit
 - Unit 2324 - 3,200 SF (End Cap)
 - Unit 2322 - 3,200 SF
 - Unit 2300 - 1,600 SF
- ◆ Rent: \$14.00 PSF NNN | CAM: \$5.84 PSF