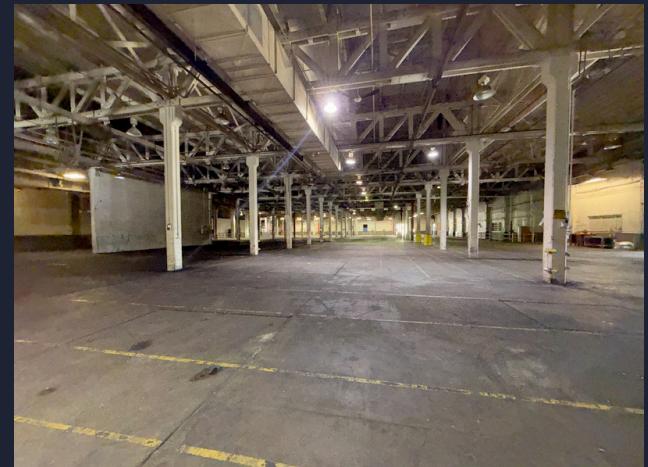




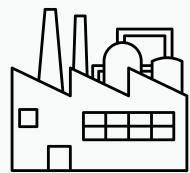
750 Buckeye Rd. Lima, Ohio 45804

OFFERING MEMORANDUM

This property located in Lima, OH. features 300,000 Square Feet of Advanced Manufacturing, Warehouse and Offices Spaces available for immediate occupancy



PROPERTY FEATURES



Advanced
Manufacturing



30+ Offices



Warehouse

CONTACT

JOE WASSON - PROPERTY MANAGER

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419-348-2071

BAILEY JOSEPH - AGENT/OWNER

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419-516-3272



PROPERTY OVERVIEW

This 300,000+ square foot industrial property presents a rare opportunity for investors, manufacturers, and logistics companies looking to scale operations in a strategic Midwest location. Situated on 21 acres that includes 5 acres of asphalt, the property is ideally configured for industrial, warehouse, manufacturing, or office use.

Key logistical advantages include proximity to I-75 (just two miles away), only five miles from Lima Regional Airport, and access to four major international/domestic airports within a 100-mile radius. The site features 8 total loading docks; 4 of which are covered; as well as a dedicated truck weighing station, making it ideal for high-volume distribution or heavy industry.

Located near a strong labor pipeline with several local trade schools and colleges nearby, this property is well-positioned for businesses seeking long-term growth, scalability, and workforce accessibility.

HIGHLIGHTS

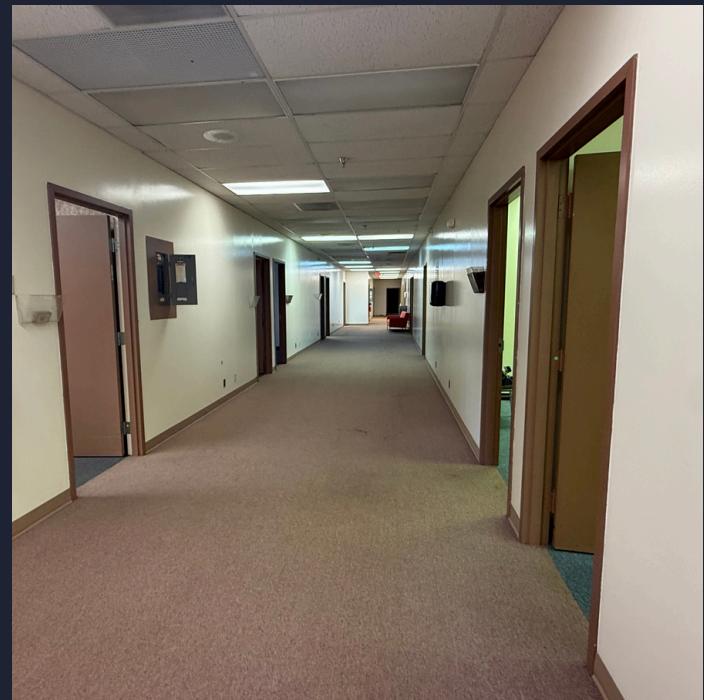
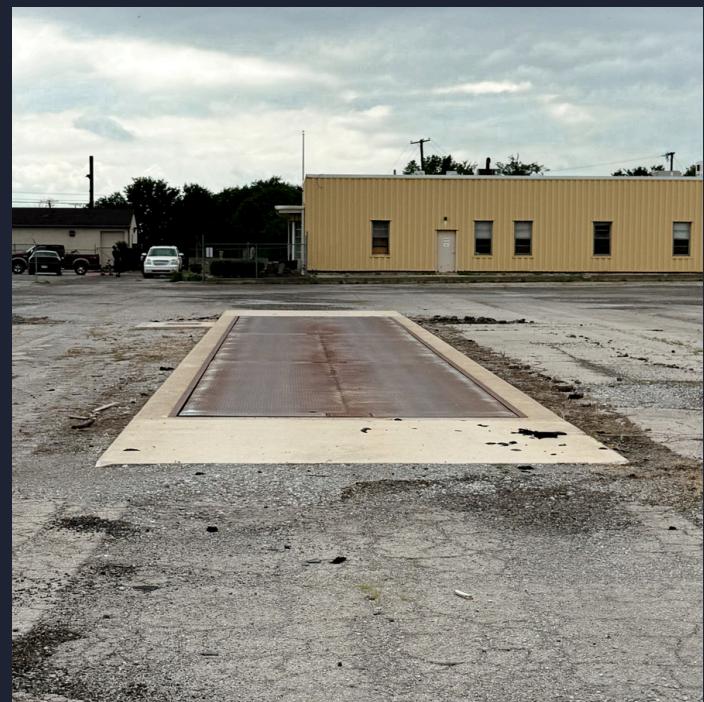
- Truck Drop Lot
- Two miles from I-75
- Local trade schools and colleges
- 5 Miles from Lima Regional Airport
- Railroad Spur Available on Site - CSX
- Freight Port of Toledo - 81.6 Miles Away
- 4 International/Domestic Airports within 100 miles
- Property sits on 21 acres and includes 5 acres asphalt

OFFERING SUMMARY

- 20 Ton Crane
- Sprinkler System - Wet
- 15 Loading Docks (4 are enclosed)
- Truck Weigh Station
- Industrial/Warehouse/Advanced Manufacturing/Office spaces

PROPERTY SUMMARY

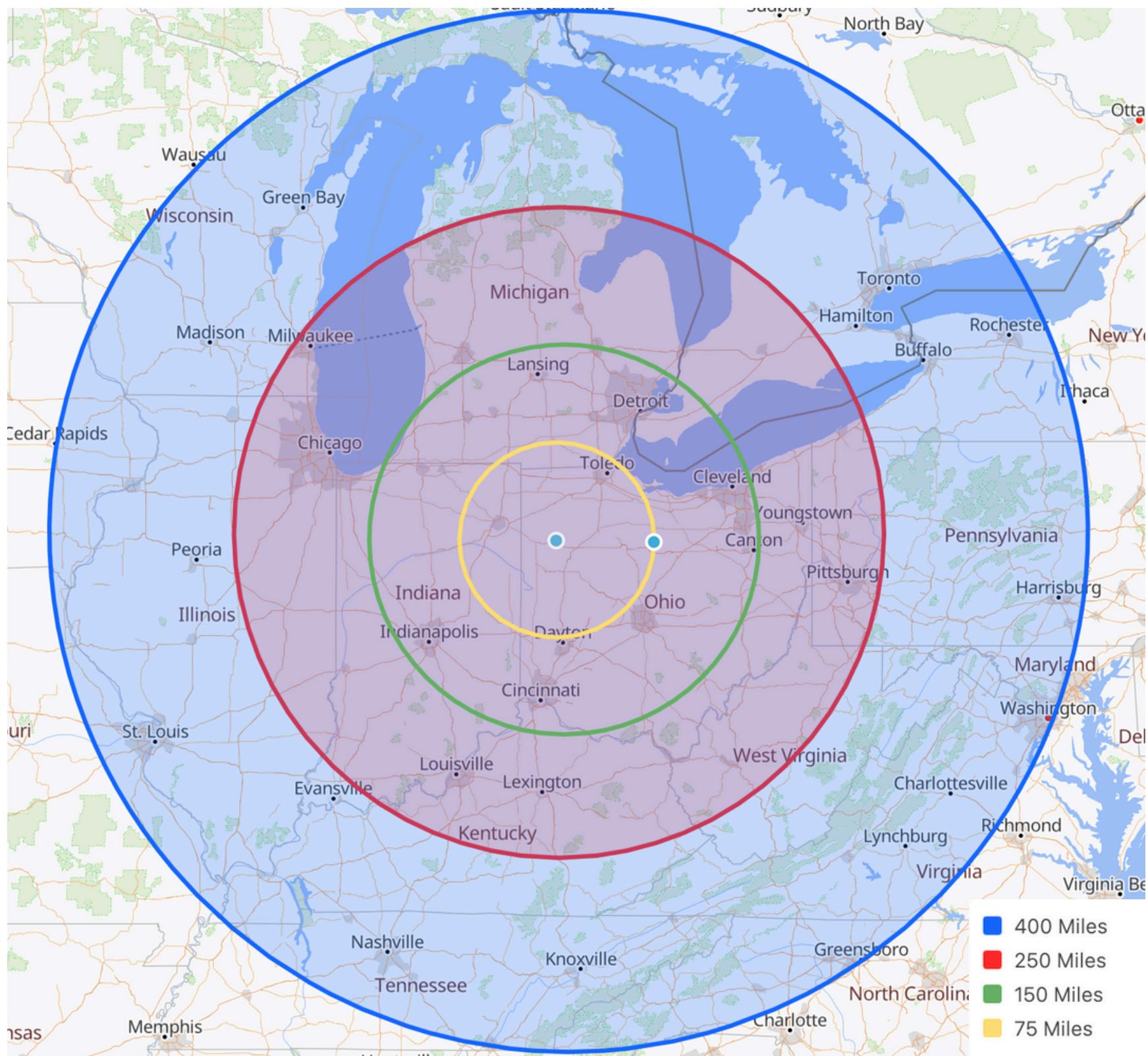
Property Address	750 Buckeye Rd.
Square Footage	300,000+
Office SF	21,190 Sq. Ft.
Lot Size	21.06 Acres
Construction Type	Aluminum, Steel, Wood
Electric	3-Phase 34,500 Voltage with substation on site
Building Zoning	Industrial District
Price	Buy: \$10,000,000 Rent: \$2.95 to \$4.50 Per Square Foot Per Year



PROPERTY SUMMARY CONTINUED

Tenants	Single/Multi	
Not included in Lease	Utilities, Property Expenses, or Building Services	
Five Drive in Doors	12x12 16w x 18t 12w x 13t (2) 14w x 19.5t	
Work Force Population	45 mile radius population is 323,072	
Utilities	12 inch waterline Natural Gas Electric (25-30MW)	
Rental Minimum	8,424	
Column Spacing	39'	
Clear Height	19'-33'	

MAJOR CITIES WITHIN 400 MILES



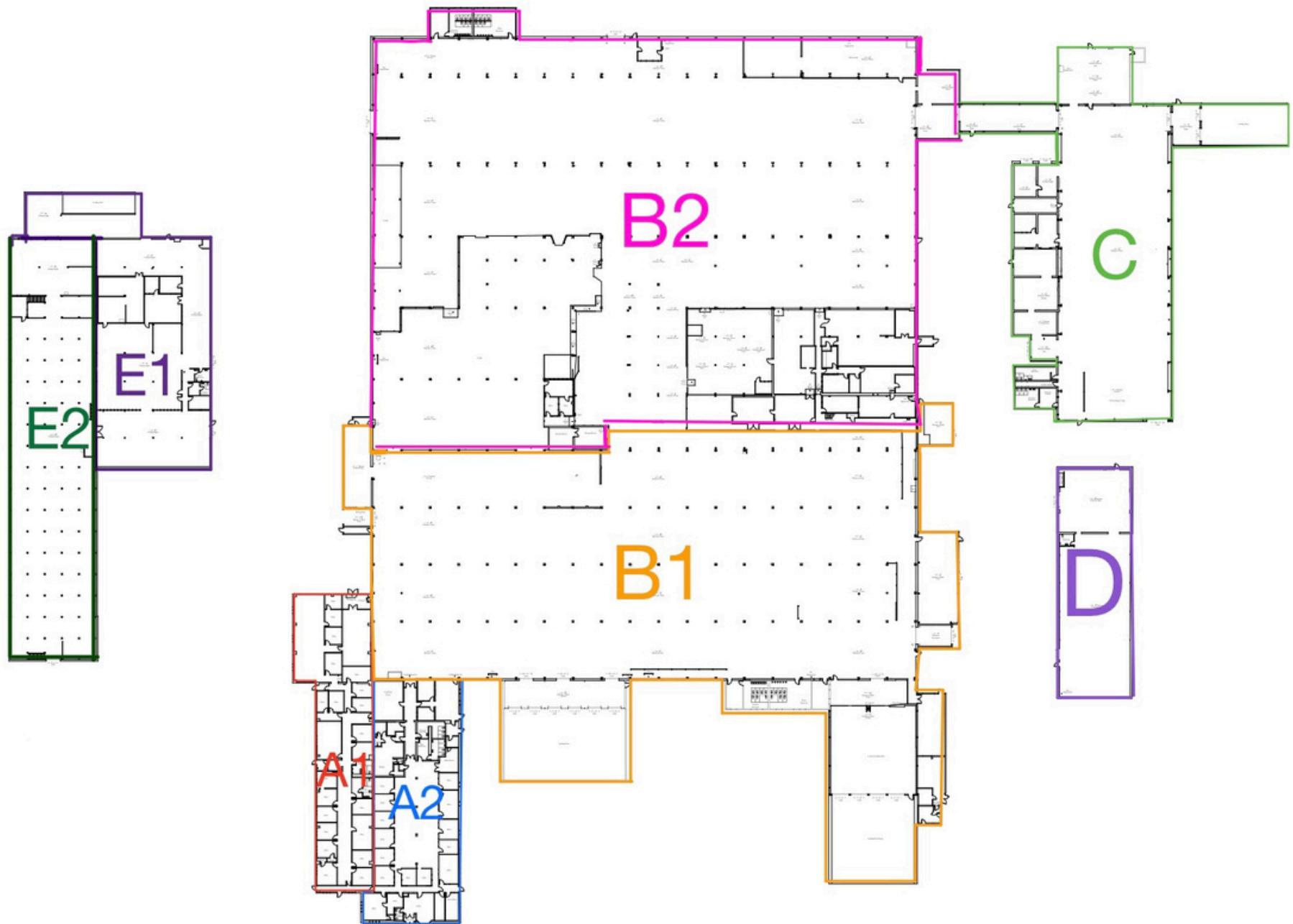
WITHIN THE RED RADIUS (4 HOURS)

Toledo, OH.: 1 hr. 11 min.
Columbus, OH: 1 hr. 37 min.
Cincinnati, OH: 2 hr.
Detroit, MI: 2 hr. 5 min.
Cleveland, OH: 2 hr. 55 min.
Indianapolis, IN: 2 hr. 42 min.
Louisville, KY: 3 hr. 25 min.
Pittsburgh, PA: 3 hr. 57 min.

WITHIN THE BLUE RADIUS (8 HOURS)

Knoxville, TN: 5 hr. 30 min.
Nashville, TN: 5 hr. 52 min.
Toronto, ON (Canada): 6 hr. 1 min
St. Louis, IL: 6 hr. 17 min
Madison, Wi: 6 hr. 36 min.
Washington, DC: 7 hr. 36 min.
Philadelphia, PA: 8 hr.
Charlotte, NC: 8 hr.

FLOOR PLAN



DISCLAIMER

This Offering Memorandum is for informational purposes only and, while believed reliable, is provided "as is, where is" without warranties or representations of any kind, and prospective tenants are solely responsible for conducting their own independent due diligence regarding the Property.