



FOR SALE

701 W Vine St

Lima, OH 45804

Income Producing - Industrial Investment

120,000 SF



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FOR SALE

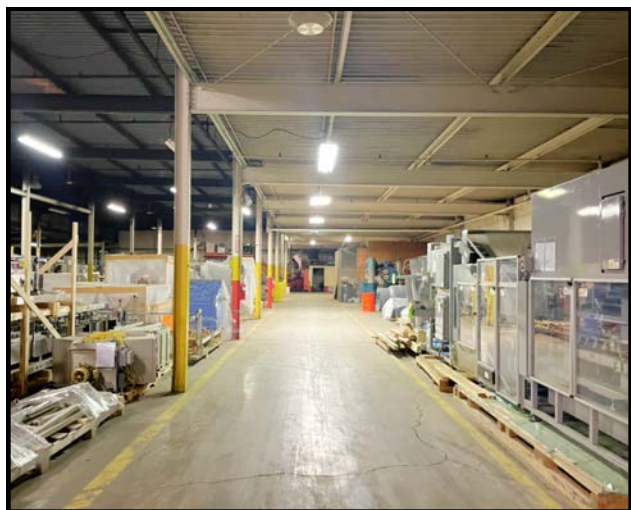
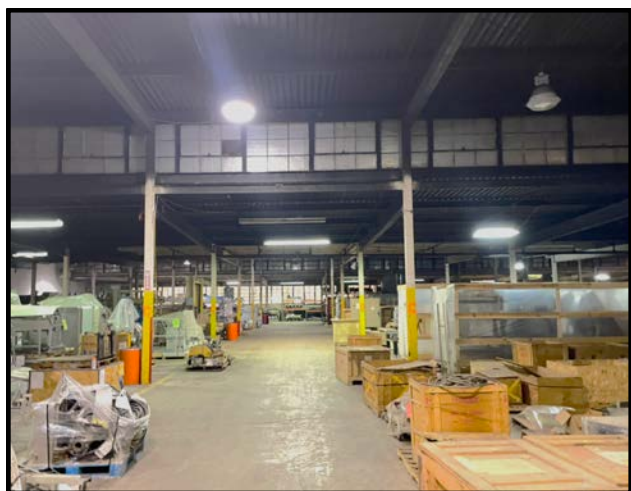
INDUSTRIAL INVESTMENT

Lima, OH - 120,000 SF



Sale Price: \$3,900,000

Building Specifications



1st Floor SF	120,000 SF
Income Producing	Yes
Acreage	5.16 AC
Office SF	700 SF
Clear Height	Up to 20'
Docks	Five; 10' x 10'
Drive-In Doors	Two; 12' x 14'
Fenced Lot	2 Acres
Power	Heavy Power; Electrical Busway
Sprinkler System	Wet
Floor Thickness	6" Minimum
HVAC	Forced Air Gas; Natural Gas Heating
Utilities	City Water 10" Main & Sewer
Lighting	New LED
Restrooms	One
Zoning	Heavy Industrial
Year Built	1940
Parcel Number	46-0108-04-001
Annual Taxes	\$11,753



About Lima

- Strategic location at the intersection of major transportation corridors, including U.S. Route 30, U.S. Route 33, and Interstate 75 nearby.
- Regional hub for manufacturing, logistics, healthcare, and education in northwest Ohio.
- Home to a skilled workforce with a strong background in advanced manufacturing, metal fabrication, and distribution.

Lima Location



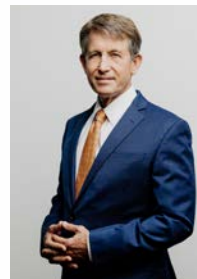
Demographics

Population

Lima	35,579
Allen County	102,206

Income

Average HH Income	\$62,344
Median HH Income	\$43,370



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