



OFFERING MEMORANDUM

COMMERCIAL PROPERTY

4132 ELIDA RD.
LIMA, OH 45807

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01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

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PROPERTY ADDRESS

4132 Elida Rd . Lima , Ohio 45807

SQUARE FEET

11,798 SF

LOT SIZE

3.69 Acres

PARCEL NUMBER

36-1603-01-018.005

ASKING PRICE - SALE

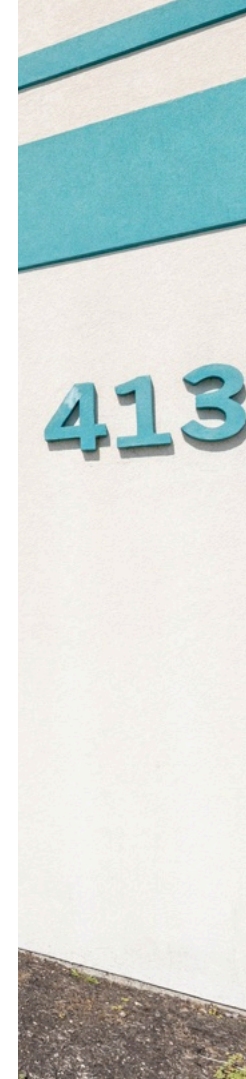
\$1,650,000

ASKING PRICE - LEASE

\$12/SFNNN

HIGHLIGHTS

Over 70+ private parking spaces





PROPERTY SUMMARY

Incredible 11,798 SF office / retail building situated along the Elida Rd corridor. The front and rear parking lots boast 70+ spaces allowing for ample foot traffic. Building layout includes 3 - executive office suites, full sized break room, two large open concept work spaces, climate controlled server room, whole building Kohler generator, 3 conference rooms, 20+ offices, reception / lobby and waiting room. Proximity to major national retailers like Meijer, Lowes, Menards, Starbucks, future Target makes the retail / office space a prime location for businesses that will benefit from density.



HIGHLIGHTS

- 70+ private parking spaces
- Versatile floor plan with open work concept
- 3 - large executive suites
- 2 - main conference rooms
- Large break room
- Over 20 offices
- Minutes from major retailers like: Kohl's, Meijer, Lima Mall, Lowe's and more
- Metal roof and siding for low maintenance
- Whole property Kohler generator

02

FINANCIAL OVERVIEW

RENT ROLL



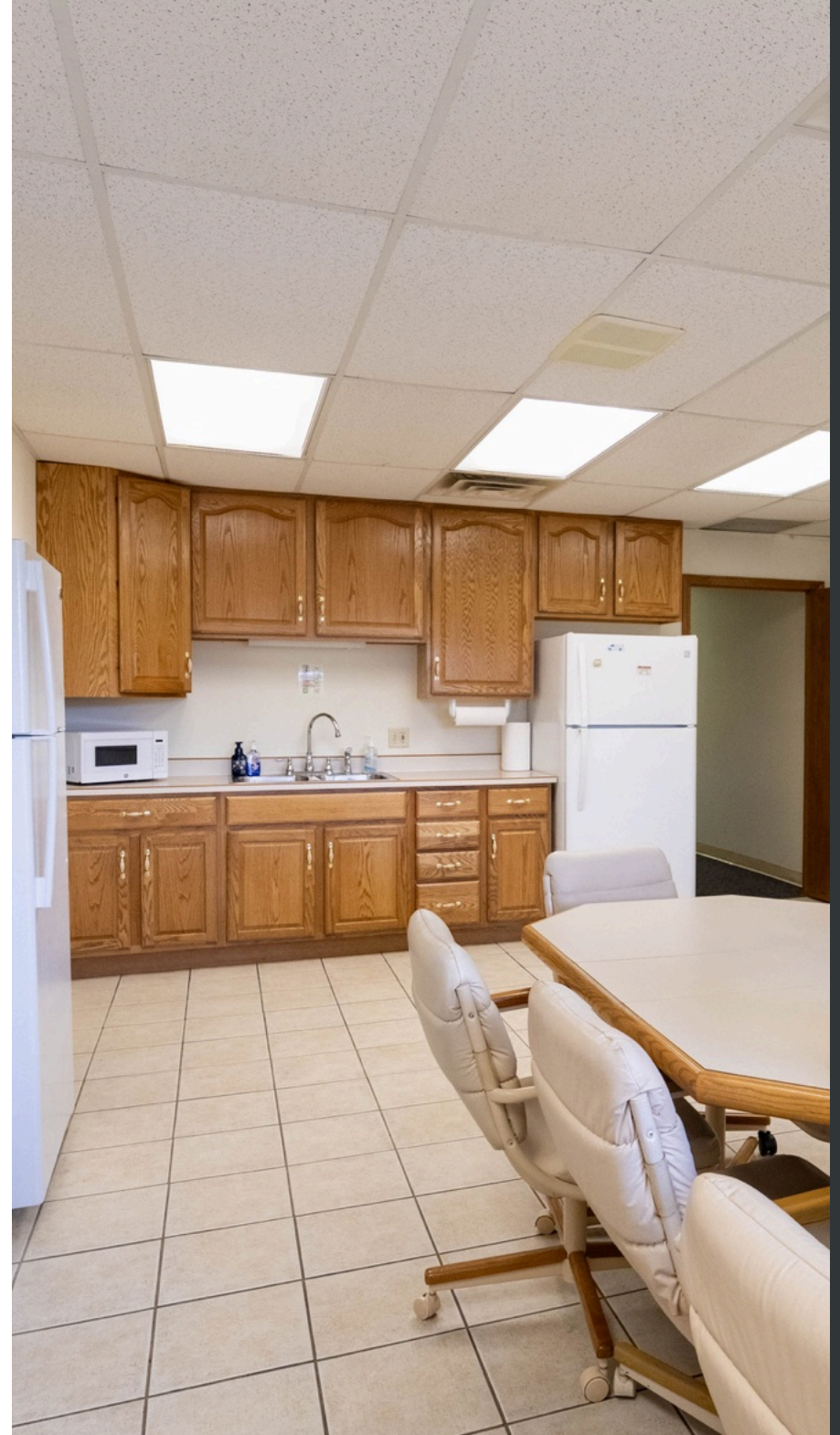
RENT ROLL

	TYPE	SQ .FT.	LEASE TO	MONTHLY RENT (CURRENT)	MONTHLY RENT (MARKET)
UNIT #	Medical Office	11,798 SF	Health Pro	\$12,000 NNN	\$12,000
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					

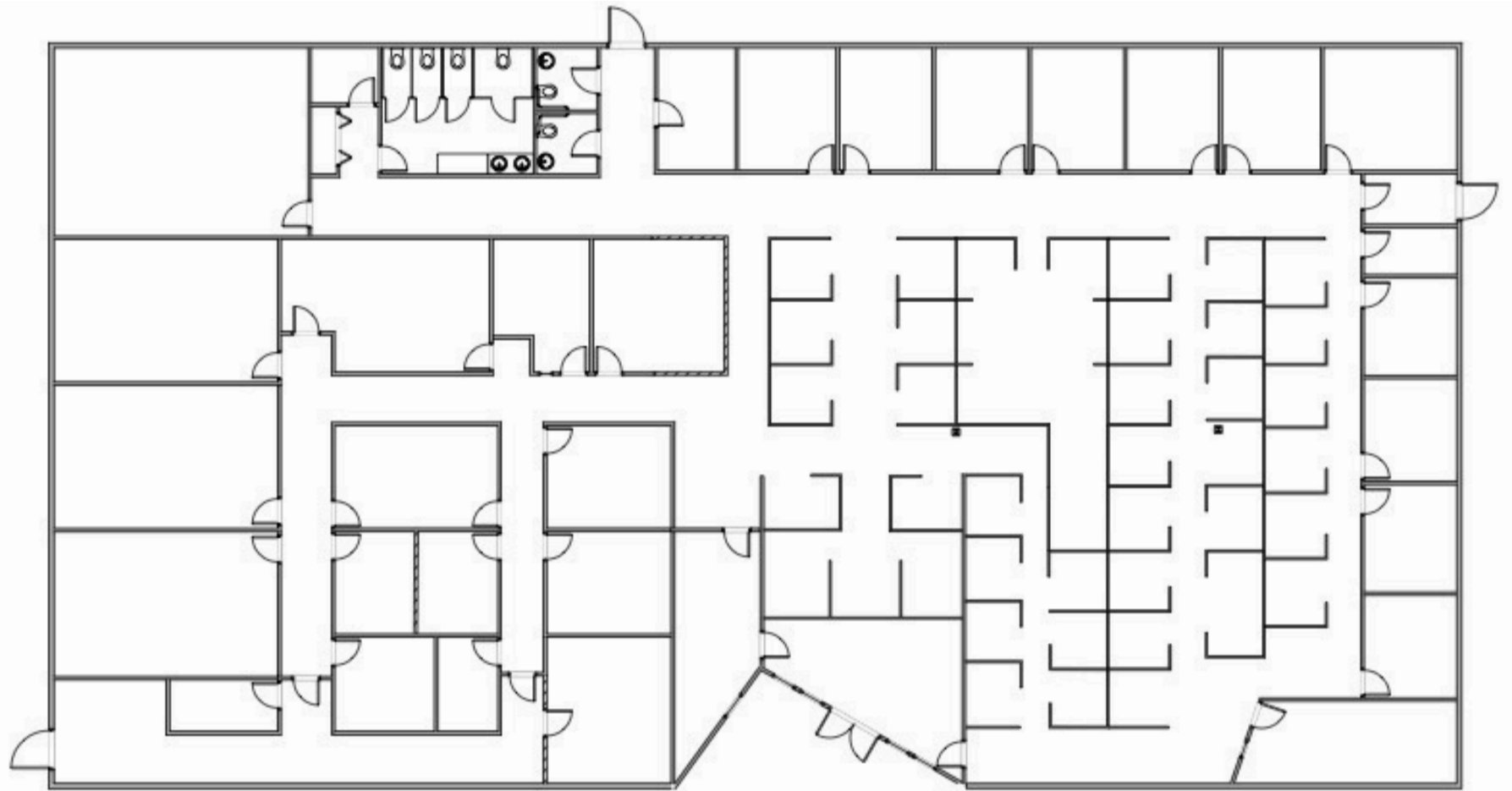
Current tenant is in place through Dec. 2025 but would vacate early if prospective buyer wanted occupancy sooner. They do not intend to renew their lease.

03

FLOOR PLANS



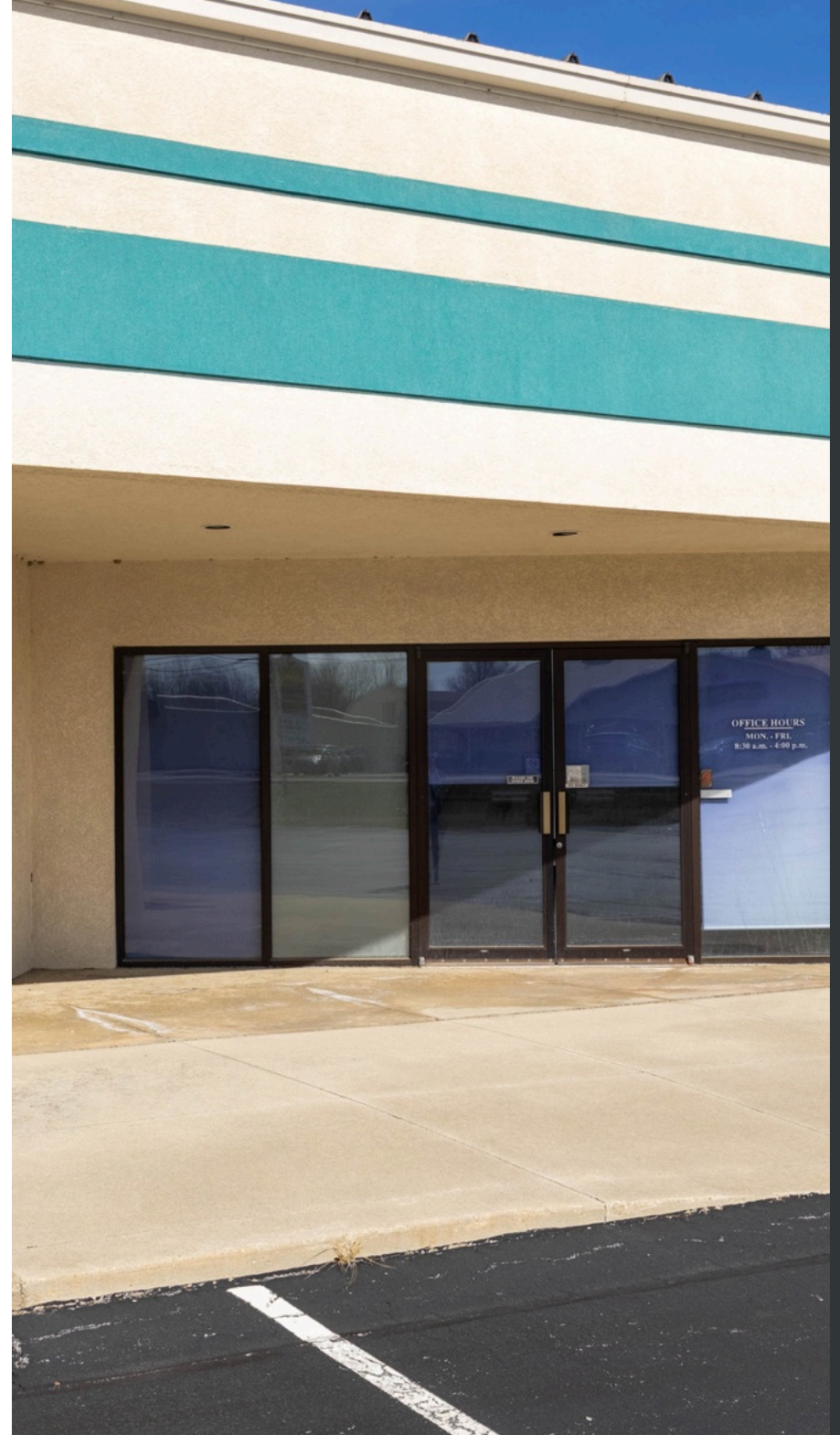
FLOOR PLANS



HealthPro Medical Billing – 4132 Elida Road Building Floor Plan - Current

04

PROPERTY PHOTOS





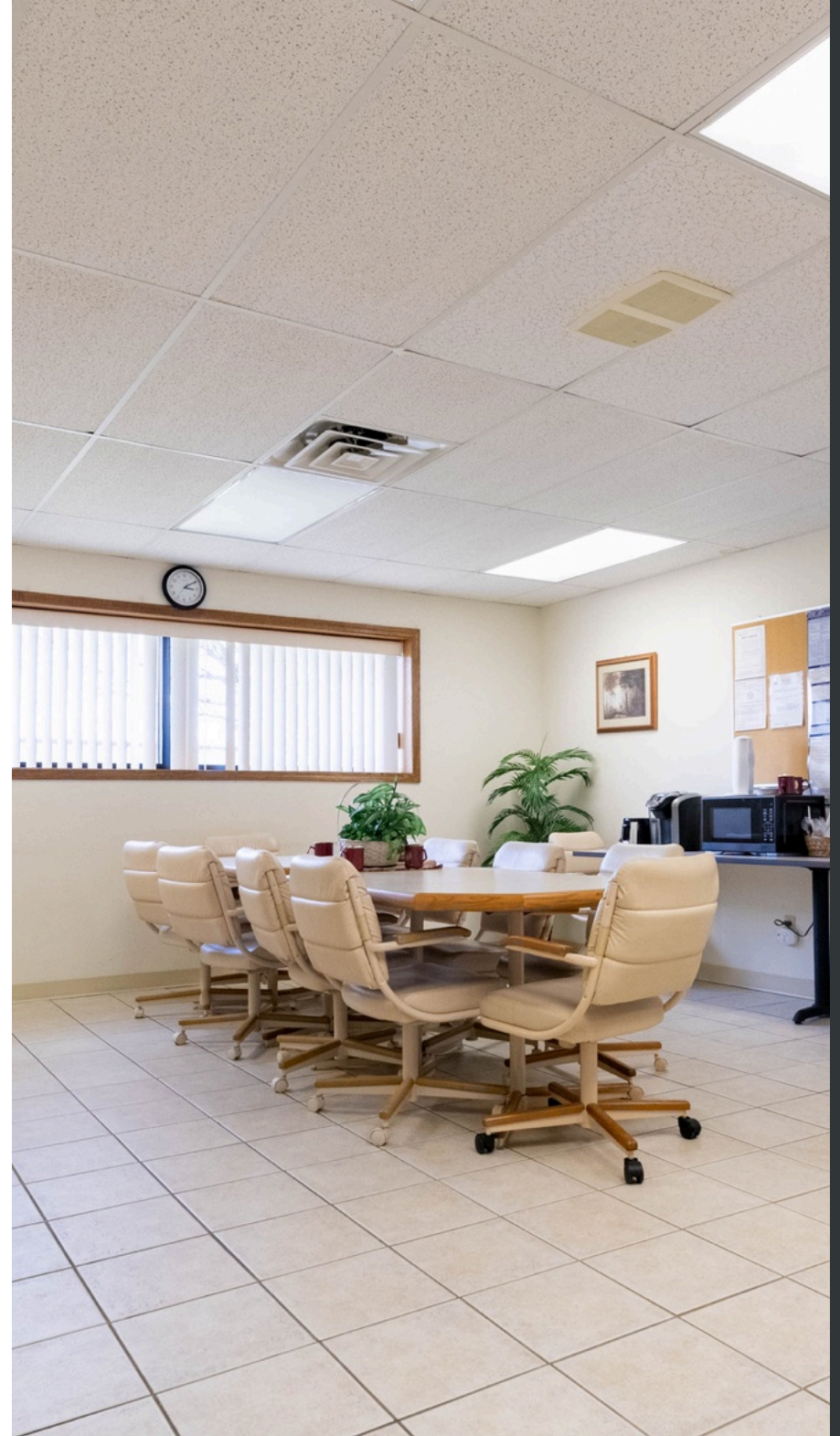


05

AREA OVERVIEW

AREA OVERVIEW

AMENITIES



AREA OVERVIEW

LMA, OHIO



MAP OVERVIEW



**SUBJECT
PROPERTY**

LOWE'S

MENARDS

HONDA TOYOTA

meijer

**TARGET
COMING SOON**

LIMA MALL
±742,000 SF GLA | ±40 STORES
JCPenney *Elder-Beerman*

KIA

LIMA PLAZA
Dunham's Sports **Ryler**
OfficeMax **FAZOLI'S**

**AMERICAN
Motorsports
Park**

ALLENTOWN RD

N EASTOWN RD

N CABLE RD

N COLE ST

W BLUELICK

UNOH
UNIVERSITY OF NORTHWESTERN OHIO

Walmart
Save money. Live better.

petco

PET SUPPLIES PLUS
planet fitness

NISSAN

**THE OHIO STATE
UNIVERSITY**
LIMA
RHODES
STATE COLLEGE
4.2 MILES

GENERAL DYNAMICS
Land Systems
cenovus
LIMA REFINERY
4.2 MILES

MERCYHEALTH
St. Rita's Cancer Center
Lima Memorial
HEALTH SYSTEM
3 MILES

P&G
5.1 MILES



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