



Manufacturing/Warehouse Distribution Facility

1601 East Fourth Avenue
Lima, Ohio 45802

For Sale or Lease:

\$3,300,000

\$2.65 NNN – 94,000 SF
\$3.25 NNN – 26,250 SF
\$5.00 NNN – Office

106,000 SF w/
12,000 SF Office
26,250 SF

Premier Warehousing,
Production, and Office
Space

Food Grade Warehouse

Quick and Easy Access,
1/4 Mile to I-75

For information, contact:

Tim Echemann,
SIOR, CCIM

937.492.4423

echemann@industrialproperty.biz
www.industrialproperty.biz



Building Size:

- Office
- Warehouse 1
- Warehouse 2
- Total

12,000 SF Expandable
106,000 SF w/ 12,000 SF Office
26,250 SF – Has Office Entrance Built In
For Expansion
126,250 SF

106,000 SF Docks + Drive In:

8 - 8' x 10' Docks W/Levelers
1 - 8'x 10' And 1 - 12' x 16' Drive Ins

26,250 SF Docks + Drive In:

3 - 8'x10' Docks W/Levelers
1 - 10'x12' Drive In And 5
16'x 20' Drive In Expansion Bays

Column Spacing:

- Warehouse 1
- Warehouse 2

50' x 75'
Free Span

Lighting:

Metal Halide Lighting

Sprinkler System:

0.21 Gallons/Minute/Square Foot

Heating:

Co-Ray-Vac Heating

Ceiling Heights:

- Warehouse 1
- Warehouse 2

23' – 27' Clear
19' – 23' Clear

Power:

400 Amp 480/600 Volt III Phase

Other:

Food Grade Warehouse
Restrooms In Warehouse Area
4 Covered Fuel Stations

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Warehouse+Office
Lease Rate:

\$2.65 NNN – 94,000 SF
\$5.00 NNN – 12,000 SF



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1601 Fourth Avenue
Lima, Ohio 45802

Warehouse Lease
Rate:

\$3.25 NNN – 26,250 SF



- Fuel Island
- 10 Acres
- Paved Parking
- Quick and Easy Access, 1/4 Mile to I-75

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