



Warehouse/Manufacturing Facility

1840 McCullough Street
Lima, Ohio 45801

Available:
90,000 SF

Divisible:
40,000 SF

For Lease:
\$2.75 NNN SF/Year



For information, contact:

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Land:	6.88 Acres	Year Built:	1983/1988
Square Footage:	90,000 SF	Floor Thickness:	6"
Warehouse SF:	80,000 SF	Sprinkler System:	Wet .224 Density Rating
Office SF:	10,000 SF	Roof:	Metal
Warehouse Dimensions:	400' x 200'	Utilities:	City Water & Sewer
Clear Height:	17' - 25'	HVAC Plant:	Forced Air Gas
Column Spacing:	25' x 50'	Lighting:	T-8
Docks:	Six - 8' x 10'	Parking Spaces:	160
Drive-In Doors:	One - 12' x 14' One - 10' x 12'	Zoning:	Lt. Industrial
Power:	208 Volt 1,600 Amps. III Phase	Rail Access:	Indiana & Ohio Railway
Highlights:	<ul style="list-style-type: none"> • Close Proximity to I-75 • Ease of Access • Metal Skirt 	Features:	<ul style="list-style-type: none"> • Exhaust Fans • 4,200 SF Mezzanine (53' x 79") • Locker Rooms • Cafeteria • Quality Lab • 2 Conference Rooms

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