



# For sale or lease

100,000 SF delivering Q4 2026

351 Commerce Parkway, Lima, Ohio



# Overview

JLL is pleased to present a rare new construction opportunity in Lima, Ohio—100,000 square feet of modern industrial space available for sale or lease. Lima's strategic location along the I-75 corridor provides exceptional connectivity to major Midwest markets. The city benefits from a skilled manufacturing workforce and competitive operating costs that continue to attract distribution and light industrial users.



## Demographics



### Number of households

3-miles	5-miles	10-miles
<b>6,063</b>	<b>23,839</b>	<b>39,358</b>

### Estimated population

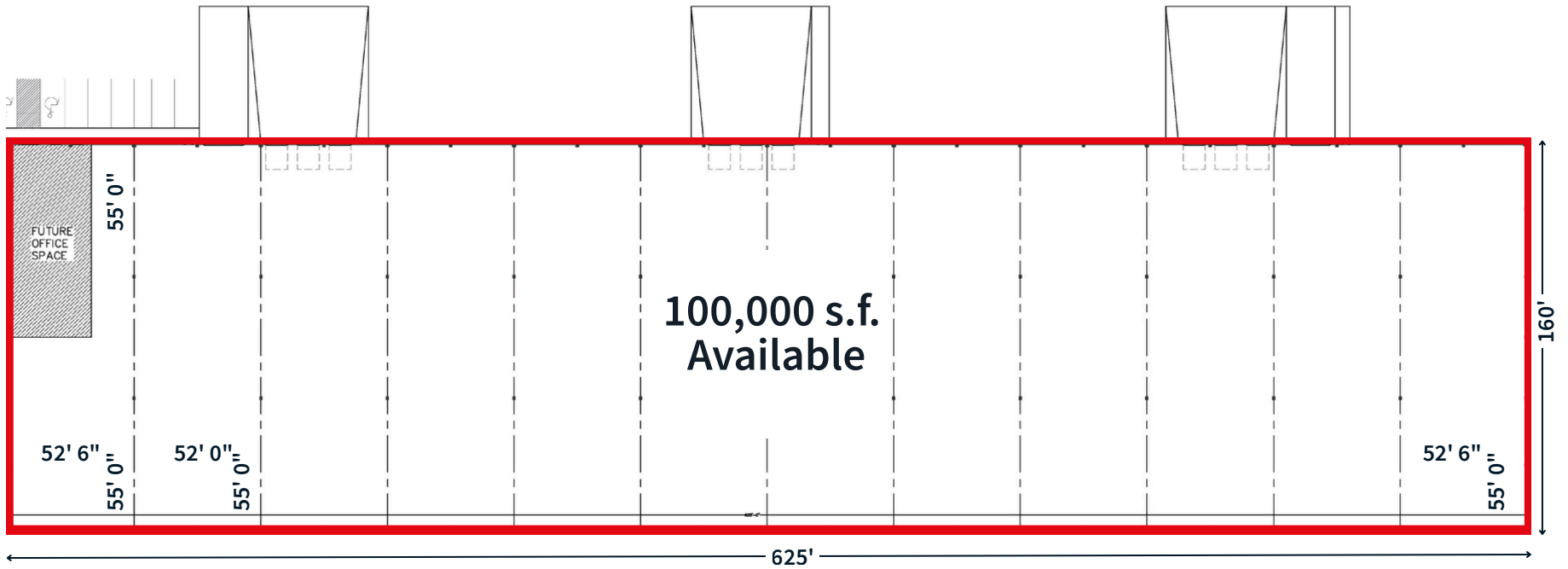
3-miles	5-miles	10-miles
<b>14,209</b>	<b>55,624</b>	<b>95,160</b>

### Median household income

3-miles	5-miles	10-miles
<b>\$48,674</b>	<b>\$60,236</b>	<b>\$66,227</b>



# Floor plan



## Property Specifications

- Offices to suit
- Column spacing: 52' 0" x 55' 0"
- Speed bays: 52' 6" x 55' 0"
- 400 AMPS power (expandable)
- Building dimensions: 160' x 625'
- Delivering Q4 2026

<b>Location</b>	351 Commerce Parkway Lima, Ohio
<b>Size</b>	100,000 s.f. (divisible)
<b>Clear height</b>	36'
<b>Docks/ Drive-ins</b>	9 / 2



# Site plan



# Corporate neighbors

300 to 499 Employees



500 to 899 Employees



GENERAL DYNAMICS



900 + Employees





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