



**FOR SALE OR LEASE**

**165 E Circular St**  
**Lima, OH 45804**  
**Industrial Facility**  
**13,774 SF**



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# FOR SALE OR LEASE

## INDUSTRIAL FACILITY

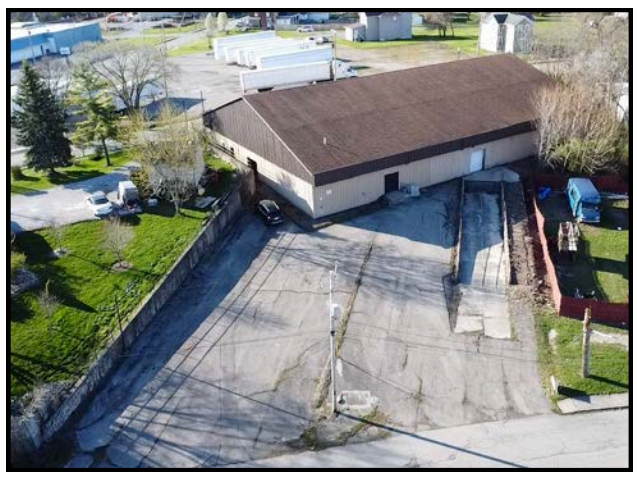
Lima, OH - 13,774 SF

Lease Rate: \$4.00 NNN SF/YR

Sale Price: \$425,000



### Building Specifications



Warehouse SF	13,774 SF
Floors	1
Acreage	1.265 AC
Building Dimensions	65' x 215'
Clear Height	10'-13'
Year Built	1956
Outside Storage	Yes
Zoning	Class II Business Wholesale
Power	240 Volts; 400 Amp
On-Site Forklift	Yes
Drive-In Door	10' x 10'
Parking Type	Asphalt
Heating	Yes
Sprinkler System	Yes
Parcel #'s	37311105004000 & 37311104013000



# 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

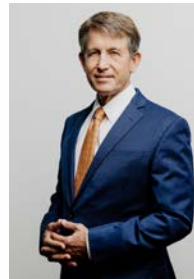
# Demographics

## Population

Lima	35,579
Allen County	102,206

## Income

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



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