

<b>Commercial Lease Active</b> <b>MLS# 309178</b> <b>DOM: 3</b>	<b>1359 Hanthorn Road #3, Lima, OH 45804</b> County: Allen	<b>\$5,000</b> <b>Agent Private Report</b>
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<b>Ceiling Height:</b>	18	<b>Sub-Type:</b>	Industrial
<b>Bathrooms Total:</b>	0	<b>Zoning:</b>	Commercial
<b>Year Built:</b>	1971	<b>Parcel #:</b>	47-0800-03-008.000
<b>Building Area Total:</b>	6,000		

**Showing Requirements:** Call Listing Office

**Public Remarks:** 6,000 SF industrial warehouse available for immediate occupancy, conveniently located adjacent to Interstate 75. The property features two (2) 14' overhead doors providing efficient ingress and egress for trucks and equipment. Currently configured for cold storage, the owner is willing to add heating and water or subdivide the space to accommodate tenant needs. Additional lay-down yard space may be available by negotiation. This well-located facility is ideal for a variety of industrial or distribution users. Contact an agent to schedule a showing.

**List Date:** 01/09/2026

**Original List Price:** \$5,000

**Status Change Date:** 01/12/2026

**Expire Date:** 07/09/2026

Name	Office	Primary	Office	E-mail
<b>LA:</b> Jeff Dulmage (87_6 ) Lic #:2015002150	Hartsock Realty (wca.o668000057) REC.2009000535	419-302- 3940	419-222- 0447	jeff4hartsockrealty@outlook.com
<b>CLA:</b> David Mayer (87_18) Lic #: 2021000645	Hartsock Realty(wca.o668000057) REC.2009000535	567-825- 3009	419-222- 0447	dave.mayer2016@gmail.com

**Exceptions:** 0

**FEMA Flood Zone Y/N:** No

**Construction Materials:** Steel Frame

**Cooling:** None

**Existing Lease Type:** Gross

**Heating:** Other

**Interior Features:** Overhead Door

**Listing Terms:** Lease Option

**Parking Features:** Garage; Parking Lot

**Lease Includes:** Building Only

**Sewer:** Other

**Water Source:** None

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