



## Commercial Offering Memorandum

1359 Hanthorn Rd  
Lima, OH 45804  
Building #4  
**For Lease \$3,500/mo**



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Commercial | Investment | Industrial | Residential | Multi-Family | Office | Leasing and Management

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## Property Overview



### Highlights:

- **7,500 SF**
- **17 ft** clearance height inside
- **(1)** 16x14 overhead door
- **(1)** 14x14 overhead door
- **Large** open area. Only 2 columns on the inside
- **Light** build-out negotiable
- **Access** to ample parking

### Offering Summary

Property Type	<b>Warehouse</b>
Total SF	<b>7,500 SF</b>
Features	<b>Overhead doors</b>
Features	<b>Insulated</b>





## ABOUT US

# TOP COMMERCIAL TEAM IN THE AREA.

## TOP VOLUME AND TRANSACTIONS

We are dedicated to building long-term relationships with clients and communities by providing a personal connection from the first point of contact onward. Whether you are a new or returning client, you will find yourself treated like family at Hartsock Realty. We are proud to be unique in the real estate industry by building a team that is solely focused on serving our clients by marketing and selling investment grade assets. We use cutting-edge marketing technology and an extensive network of investors to market listings that are both on and off the market.

- *FREE PROPERTY ANALYSIS BY OUR EXPERT TEAM TO HELP YOU SELL YOUR PROPERTY FOR TOP VALUE*
- *PROFESSIONAL MARKETING TEAM TO MAKE YOUR PROPERTY LOOK ITS BEST*
- *CUTTING EDGE TECHNOLOGY USED IN ALL ASPECTS OF OUR BUSINESS: VALUATION, MARKETING AND EXECUTION*



## RECENT COMMERCIAL TRANSACTIONS

- ✔ 4600 SQFT. WAREHOUSE
- ✔ 14000+ SQFT. COMMERCIAL BLD.
- ✔ 21000 SQFT. OFFICE
- ✔ 2 ACRES COMMERCIAL LAND
- ✔ 5800 SQFT. OFFICE
- ✔ 9800 SQFT. COMMERCIAL BLD.
- ✔ 7 UNIT APT. COMPLEX
- ✔ 6 UNIT APT. COMPLEX
- ✔ 25+ UNIT PACKAGE
- ✔ 10 MULTI HOUSE PACKAGE

## OUR SPECIALTIES

- DUPLEXES
- OFFICES/RETAIL
- MULTI-HOUSE PACKAGES
- APARTMENTS
- MOBILE HOME PARKS
- SELF STORAGE
- SINGLE FAMILY RENTALS

