



# Warehouse Facility

1201 Findlay Road  
Lima, Ohio 45801



SCAN FOR MORE INFO

**Available:  
45,549 SF**

**For Sale or Lease:  
\$395,000  
\$1.50 NNN SF/Year**



Land:	2.73 Acres	Power:	480 Volts 1200 Amps III Phase
Square Footage:	45,549 SF	Floor Thickness:	6"
Warehouse SF:	35,826 SF	Roof:	Metal; 2018
Office SF:	9,723 SF (2 Story)	Utilities:	City Water & Sewer
Clear Height:	12' – 16'	HVAC Plant:	Forced Air Gas
Drive-In Doors:	One – 12' x 12' Two – 10' x 10'	Sprinkler System:	Wet System
Docks:	One	Lighting:	Metal Halide

**Highlights:**

- Heavy Power
- Buss Ducts
- Great Front Office
- Jib Crane
- Airlines and Gas Lines Throughout
- Outside Storage
- Rail (I & O)

Parking Spaces:	20 Spaces
Outside Storage:	Yes
Expandable Land:	Yes
Zoning:	M1; General Mfg.
Parcel Number:	37-2907-03-003.002
Annual Taxes:	\$7,269.66

For information, contact:

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