

1120 LIMA AVENUE
FINDLAY, OHIO 45840

INDUSTRIAL BUILDING FOR SALE/LEASE
20,370 & 6,000 Square Feet Available



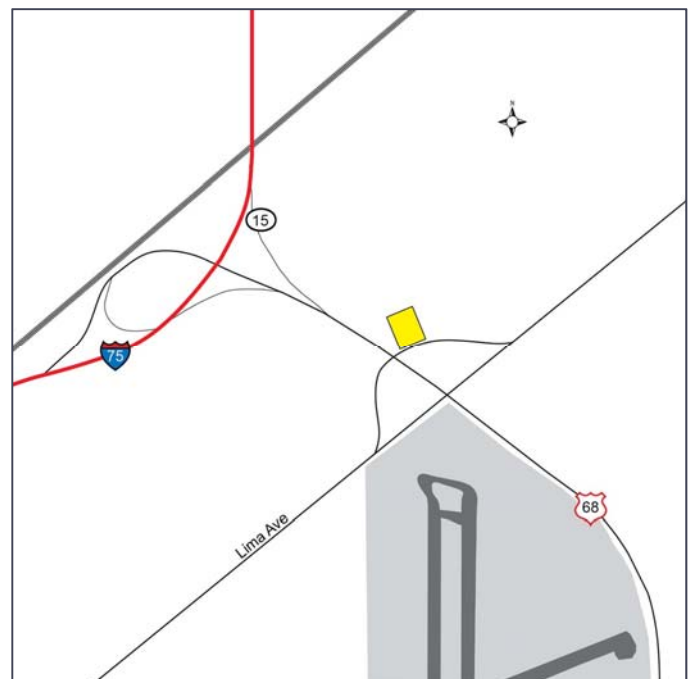
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$1,500,000
Lease Rate:	\$12,500 per month NNN
Building Size:	Main building – 20,370 sf Auxiliary storage building – 6,000 sf
Number of Stories:	1
Year Constructed:	1999, renovated 2006
Condition:	Excellent
Acreage:	8.241 after 1.75 acres (approximately) were taken by ODOT. Not reflected on survey.
Closest Cross Street:	US-68/SR-15 at I-75
County:	Hancock
Zoning:	I-2 – General Industrial
Parking:	Substantial asphalt, concrete, stoned areas completely fenced
Curb Cuts:	1
Street:	Refer to Exhibit showing interchange upgrades



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	Approximately 7,000 square feet of showroom/office
Shop Space:	13,370 square feet
Exterior Walls:	Metal
Structural System:	Pre-engineered metal
Roof:	Metal
Floors/Coverings:	Concrete with epoxy coating in shop; tile and carpet in office
Ceiling Height:	Up to 18'
Basement:	No
Heating:	Gas forced air in office, Co-ray-vac in shop
Air Conditioning:	Office only
Power:	800a/240v
Security System:	Both buildings
Restrooms:	4
Overhead Door:	4 drive-thru bays, 8 – 16' doors and part warehouse delivery door
Truck Well/Dock:	No
Sprinklers:	No
Signage	Front fascia sign
Rail:	Inactive spur on site
Cranes:	No
Floor Drains:	Perimeter drain in shop

BUILDING INFORMATION

Current Occupant:	None
Occupancy Date:	At closing or lease execution
Sign on Property:	Yes
Key Available:	Arrange showing with Lister

LEASE DETAILS

Term:	Negotiable
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	Negotiable
Tenant Responsible For:	Triple net expenses

UTILITIES

Electric:	AEP
Gas:	Columbia Gas
Water:	City of Findlay
Sanitary Sewer:	City of Findlay
Storm Sewer:	Yes

Comments:

- Two air compressors available.
- Ceiling fans.
- Metal siding on interior perimeter.
- Storage building (60' x 200'), 2 – 18' wide doors, 19' ceiling, mezzanine storage, minimal electric.
- Two 40' x 200' parking canopies.

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Canopy parking



Rear elevation

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Storage building



Storage building



Wash bay



Shop



Shop



Typical bay

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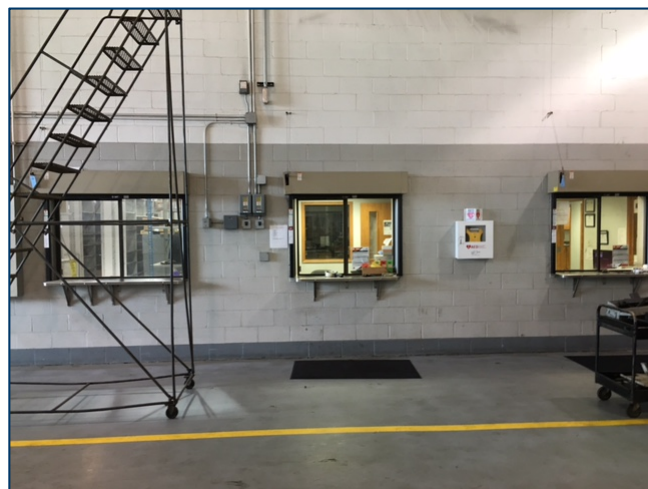
Parts warehouse



Parts warehouse



Parts warehouse with overhead delivery area



Block firewall



Pedestal with conduit for pylon sign



Customer restroom

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Parts counter



Showroom



Showroom and entry



Sales office



Typical office



Conference room

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Break room



Break room



Driver lounge



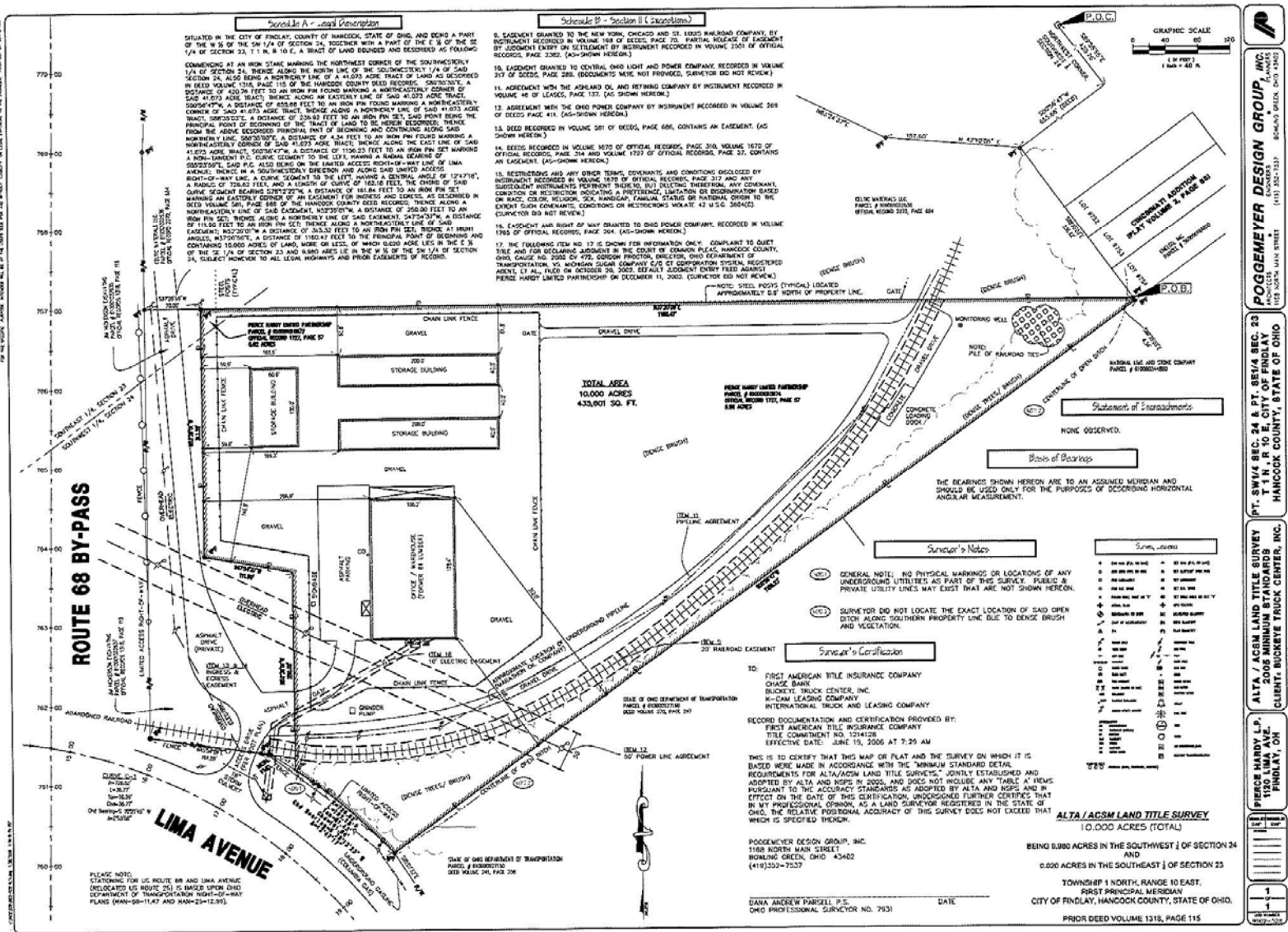
Plumbing closet

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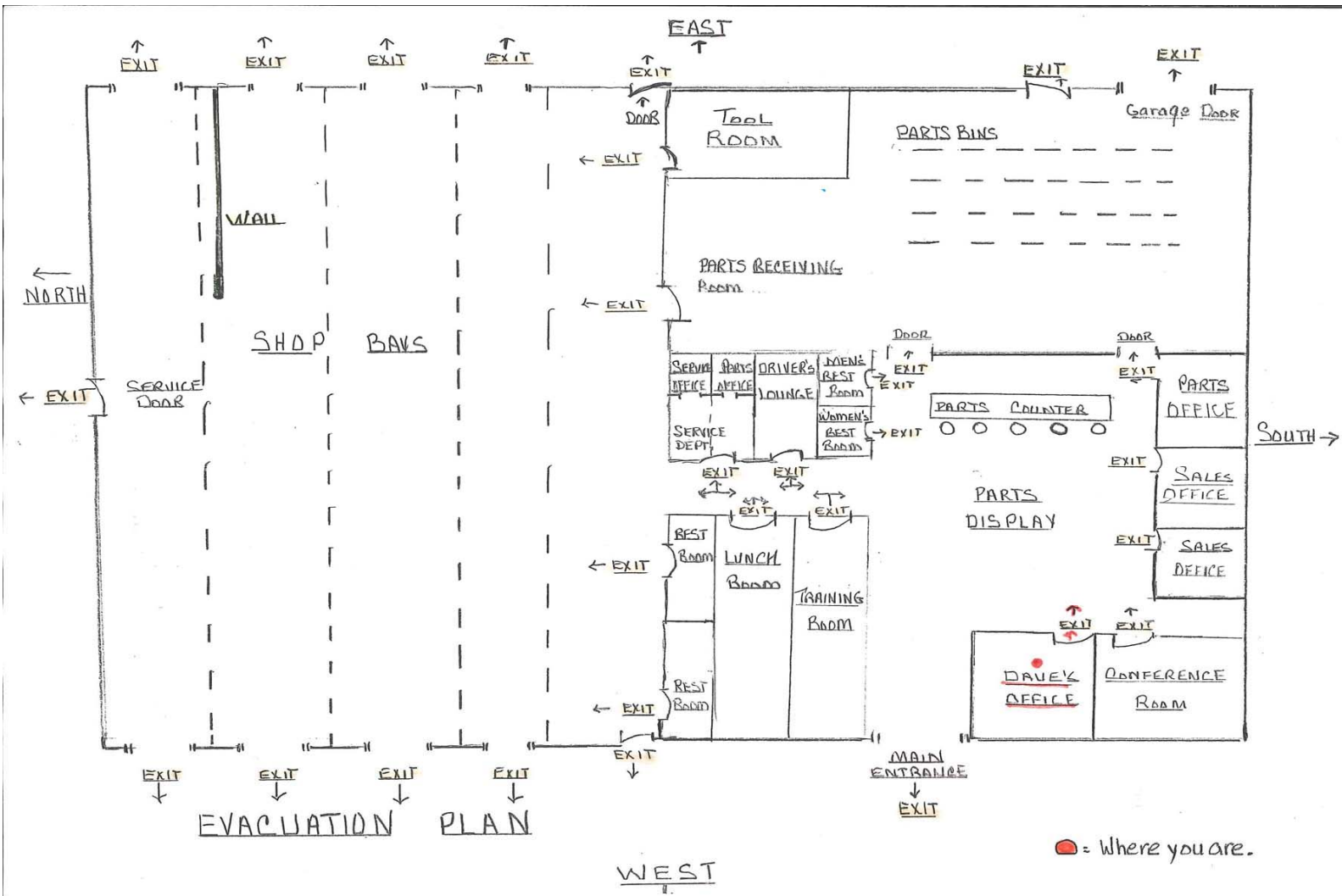
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Subject Property



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PARCEL	TAXES	LAND VALUE	IMPROVEMENTS VALUE
610001015874	\$33,358.98	\$286,890	\$1,185,410
610001015872	\$ 18.78	\$ 820	\$ 0
TOTAL:	\$33,377.76	\$287,710	\$1,185,410

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