

OFFICE / RETAIL FACILITY

1440 BELLEFONTAINE AVENUE

LIMA, OH 45804



Property Highlights:

Square Feet: 18,000 SF + 4,000 SF

Sale:

Sale Price: \$1,350,000

Lease:

Outbuilding: 3,200 SF - \$10.00 NNN SF/Year

Warehouse: 9,000 SF - \$7.00 NNN SF/Year

Office: 9,000 SF - \$9.00 NNN SF/Year

- ✓ Amazing I-75 Interchange Visibility
- ✓ 9,000 SF Retail/ Service Bay
- ✓ Offices Remodeled 2024
- ✓ Large Kitchen/Pantry
- ✓ Air-Conditioned & Heated
- ✓ Class I Business District Zoning



Tim Echemann

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Land: 4.33 Acres

Warehouse SF: 9,000 SF

Office SF: 9,000 SF

Office/ Retail Space: 3,200 SF

Parking Spaces: 100

Restrooms: 4

Floor Thickness: 5"

Outside Storage: Yes

Construction Type: Brick

Power: 208 Volt, 600 Amps, III Phase

Year Built: 1961

Remodeled: 2024

Lighting: LED

Utilities: City Water, Sewer, & Natural Gas

Parcel Number: 47-05-00-01-009.000

Annual Taxes: \$10,576.94



Scan for more info



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