

INVESTMENT INDUSTRIAL BUILDING

701 W. VINE STREET

INCOME PRODUCING!

LIMA, OH 45804



Property Highlights:

Square Feet: 150,000 SF

Clear Hight: 12' - 20'

Docks: Four - 12' x 14'

Drive-In Doors: Two

- ✓ **Sale Price:** \$1,900,000
- ✓ **Zoning:** Second Industrial Heavy
- ✓ Fully Leased w/ Below Market Rents
- ✓ Income Producing
- ✓ 8% Cap Rate
- ✓ Large Fenced Lot
- ✓ Tenant Since 2006



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INDUSTRIAL/WAREHOUSE FACILITY

701 W. VINE STREET
LIMA, OH 45804

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Land: 5.16 Acres

Total SF: 150,000 SF

Warehouse SF: 120,000 SF (Main Floor)

30,000 SF (2nd Floor)

Office SF: 700 SF

Power: 50 W; 500 Amps; 240 V; III Phase

Year Built: 1940

Sprinkler System: Wet

Floor Thickness: 6"

HVAC Plant: Forced Air Gas

Utilities: City Water, Sewer, & Natural Gas

Lighting: Fluorescent

Restrooms: Three

Parking Spaces: 100 Spaces

Outside Storage: Yes

Zoning: Second Industrial Heavy

Parcel Number: 46-0108-04-001

Annual Taxes: \$11,753.98



Scan for more info



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