



OFFERING MEMORANDUM

COMMERCIAL PROPERTY

2025 E. 4TH ST
LIMA, OH 45804

EXCLUSIVELY LISTED BY

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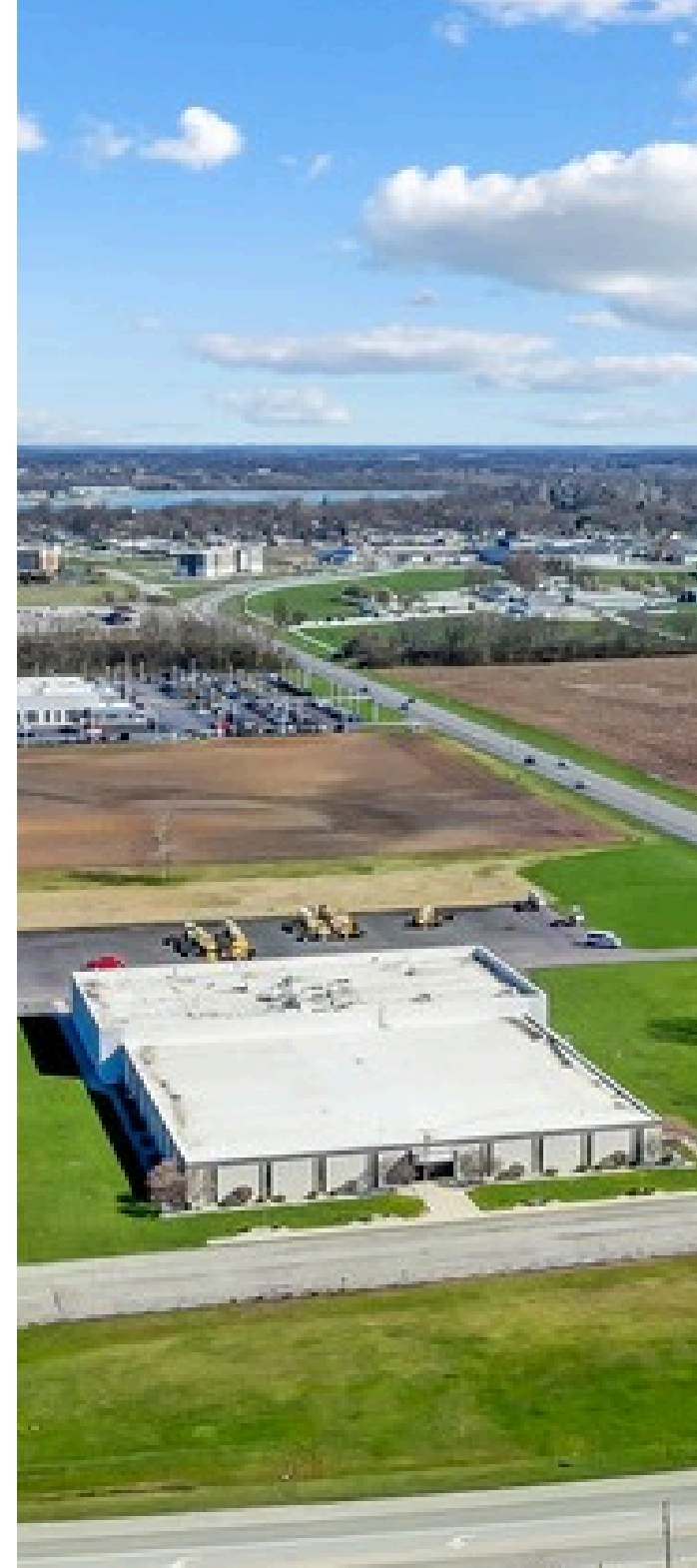


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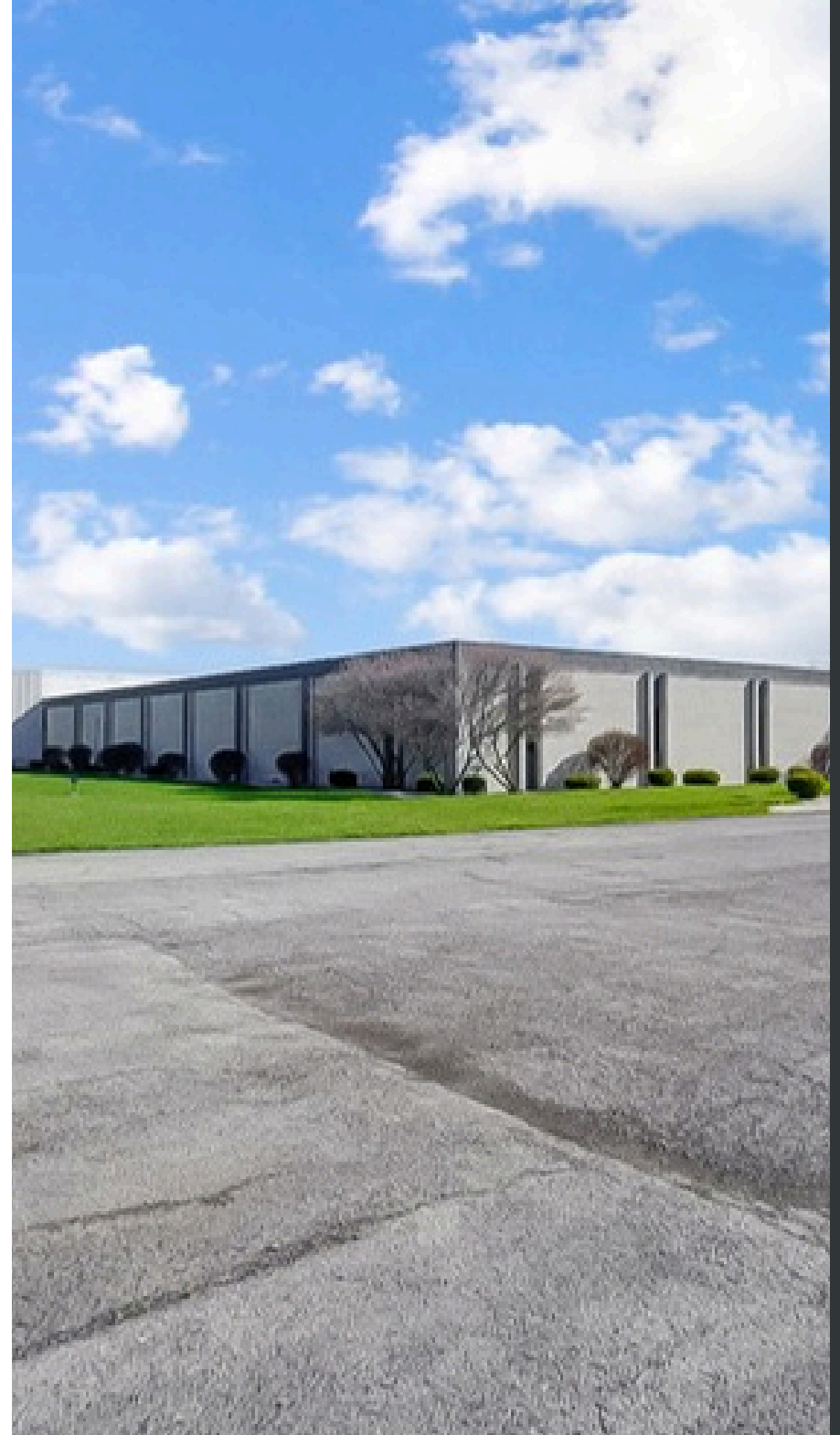


01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

Dye Real Estate and Land Company is pleased to bring to the market 2025 E. Fourth Street, Lima, Ohio 45801. A 50,088 square foot class B office building and warehouse facility which includes 12.98 acres total, located at the 4th Street exit adjacent to Interstate 75 in Lima, Ohio.

PROPERTY ADDRESS

2025 E. 4th St. Lima, OH 45804

SQUARE FEET

50,088

LOT SIZE

12.98 Acres

PARCEL NUMBER

47-0500-04-003.001

ASKING PRICE

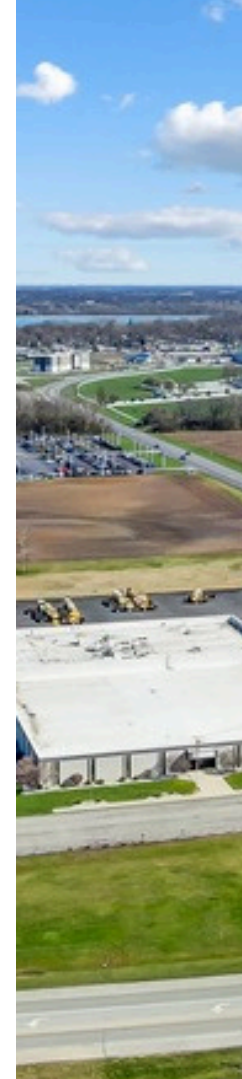
\$4,500,000

PRICE PER/SQFT

\$74.87/ SQFT

CAP RATE

9.72%





PROPERTY SUMMARY

This building offers three tenants including S.S.O.E Inc., State of Ohio Department of Administrative Services, and Eagle Mark 4 companies. This building has a long standing relationship with its current tenants and offers large tracts of land adjacent to the main structure for future development opportunities.



HIGHLIGHTS

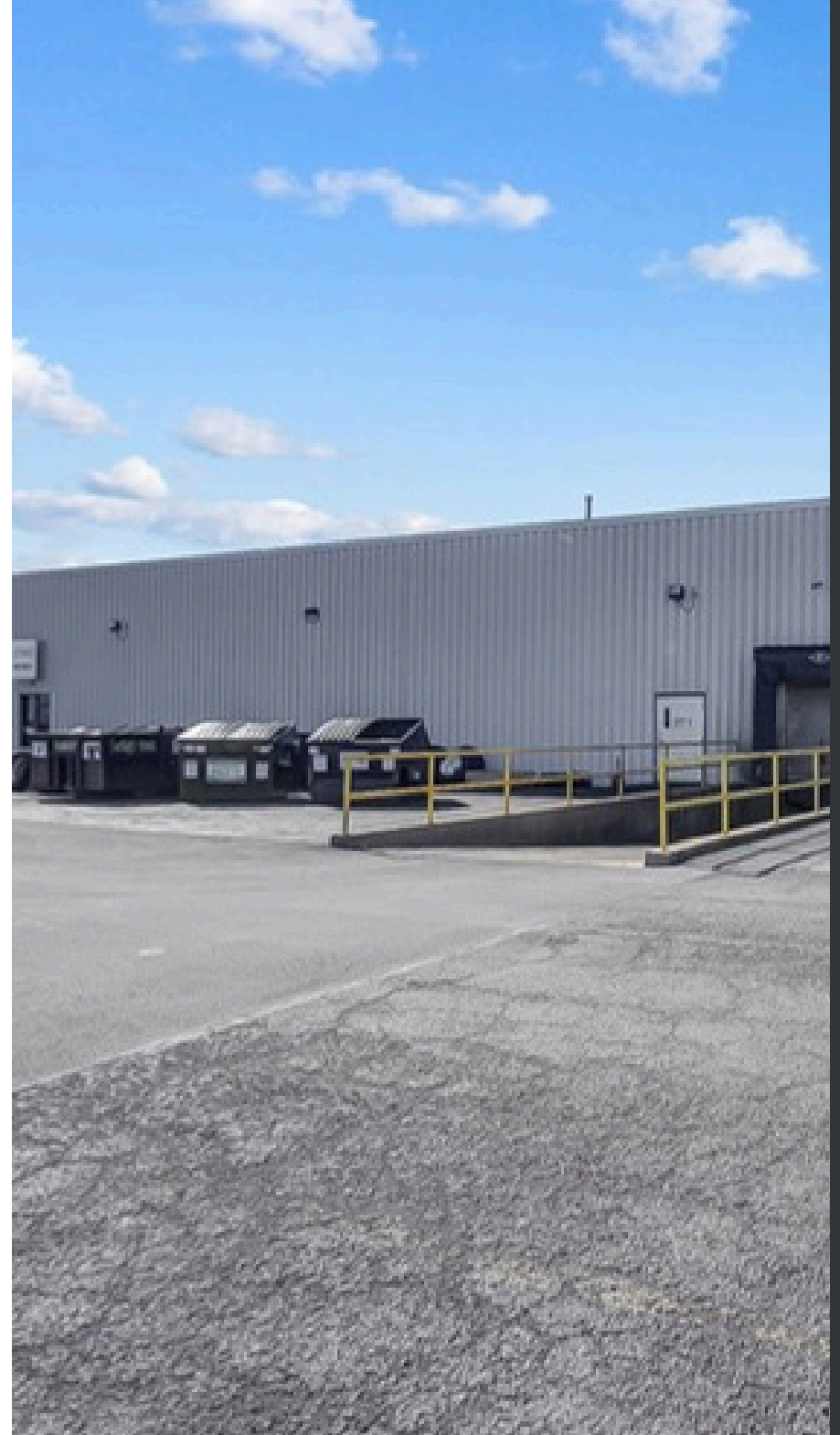
- Highway access to I-75 (Midway from Dayton to Toledo)
- 2 long standing tenants
- Close to hotels, restaurants, and major retail chains
- Built in 1957
- Annual real estate taxes of \$21,994
- Approx. 30,000 SF of office & 20,000 SF of warehouse
- Eagle Mark 4 lease is \$8,250/month
- S.S.O.E Inc lease is \$6,000/month
- State of Ohio Department of Administrative Services lease is \$93,374.40/**quarter** (\$31,124.80/month)
- Located in City of Lima city limits. Making it ideal for medical applications.

02

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

RENT ROLL



FINANCIAL SUMMARY

Office/Warehouse

OPERATING EXPENSES

	CURRENT	MARKET
Repairs & Maintenance	\$7,229	
Landscape Maintenance / snow removal	\$7,350	
Janitorial / security	\$23,614	
Utilities / Trash	\$35,536	
Subtotal Operating Expenses	73,729	

NON-OPERATING EXPENSES

	CURRENT	MARKET
Property Tax	\$20,665	
Special Assessments / Local tax	\$1,720	
Insurance	\$10,818	
Subtotal Non-Operating Expenses	\$33,203	

TOTAL EXPENSES

	\$106,932	\$XXX,XXX
Per Sq. Ft.	\$2.13/SF	
Percentage of gross income	19.33%	
Per Unit	n/a	

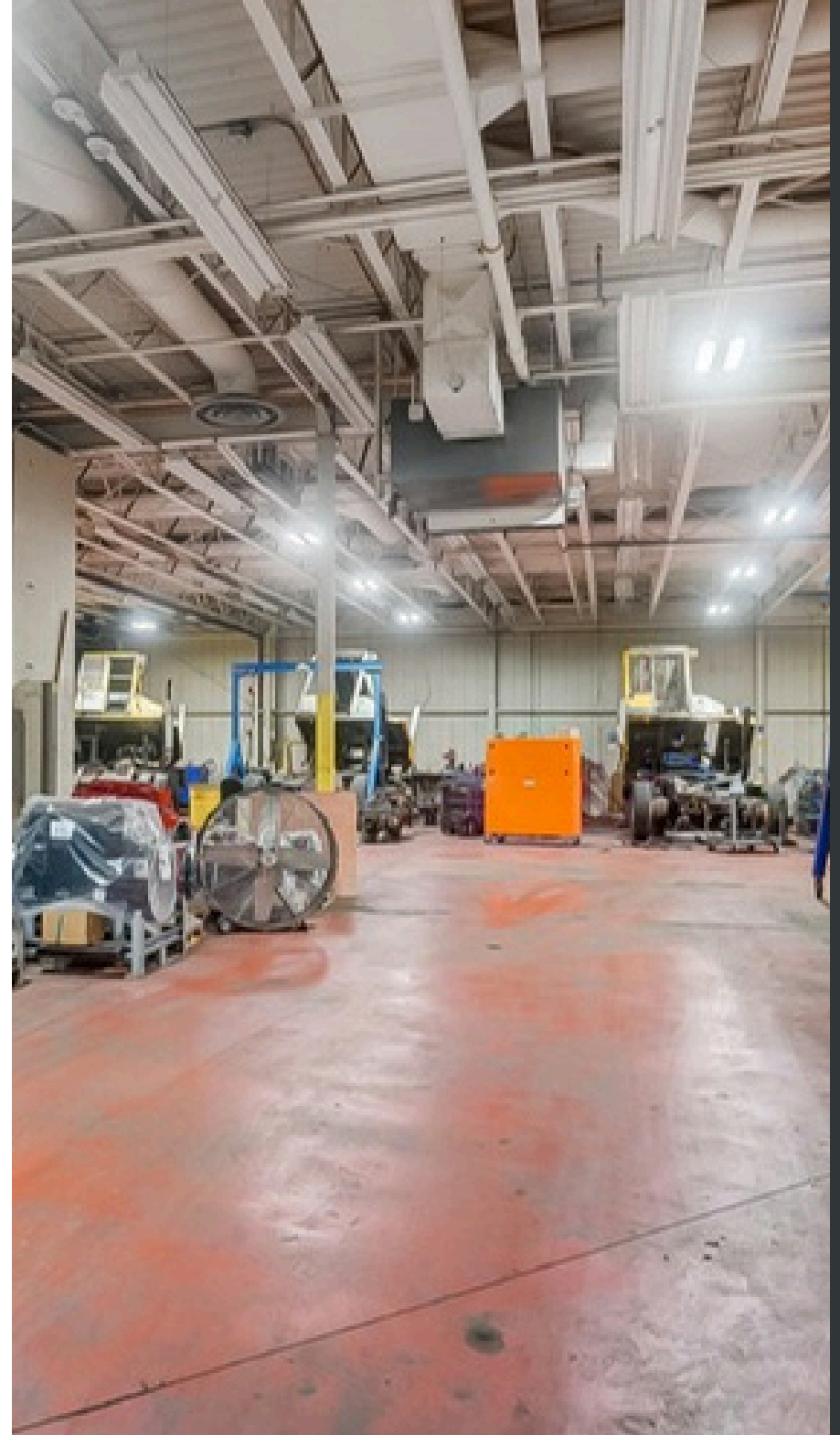
RENT ROLL

	TYPE	SQ. FT.	LEASE TO	MONTHLY RENT (CURRENT)	MONTHLY RENT (MARKET)
Eagle Mark 4	Warehouse/Office	20,705	9/1/2027	\$8,250	
S.S.O.E. Inc	Office	6,200	12/31/2027	\$6,000	
State of Ohio Department of Administrative Services	Office	23,183	6/1/2025	\$31,115.80	
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					
UNIT #					

Gross Annual Rent: \$544,497.60

03

TENANTS





TENANT 1

**State of Ohio Department of
Administrative Services**

Sq.Ft. - 23,183

LEASE END DATE JUNE 1ST 2025

Rent: \$93,374.40/quarter (\$31,124.80/month)



**Department of
Administrative
Services**

Ohio
Bureau of Workers'
Compensation

TENANT 2

S. S. O. E., INC.

Sq.Ft. - 6,200

LEASE END DATE DEC 31ST 2027

Rent: \$6,000/month





TENANT 3

EAGLE MARK 4 EQUIPMENT COMPANY

Sq.Ft. - 20,705

LEASE END DATE SEPTEMBER 1ST 2027

Rent: **\$8,250/month**

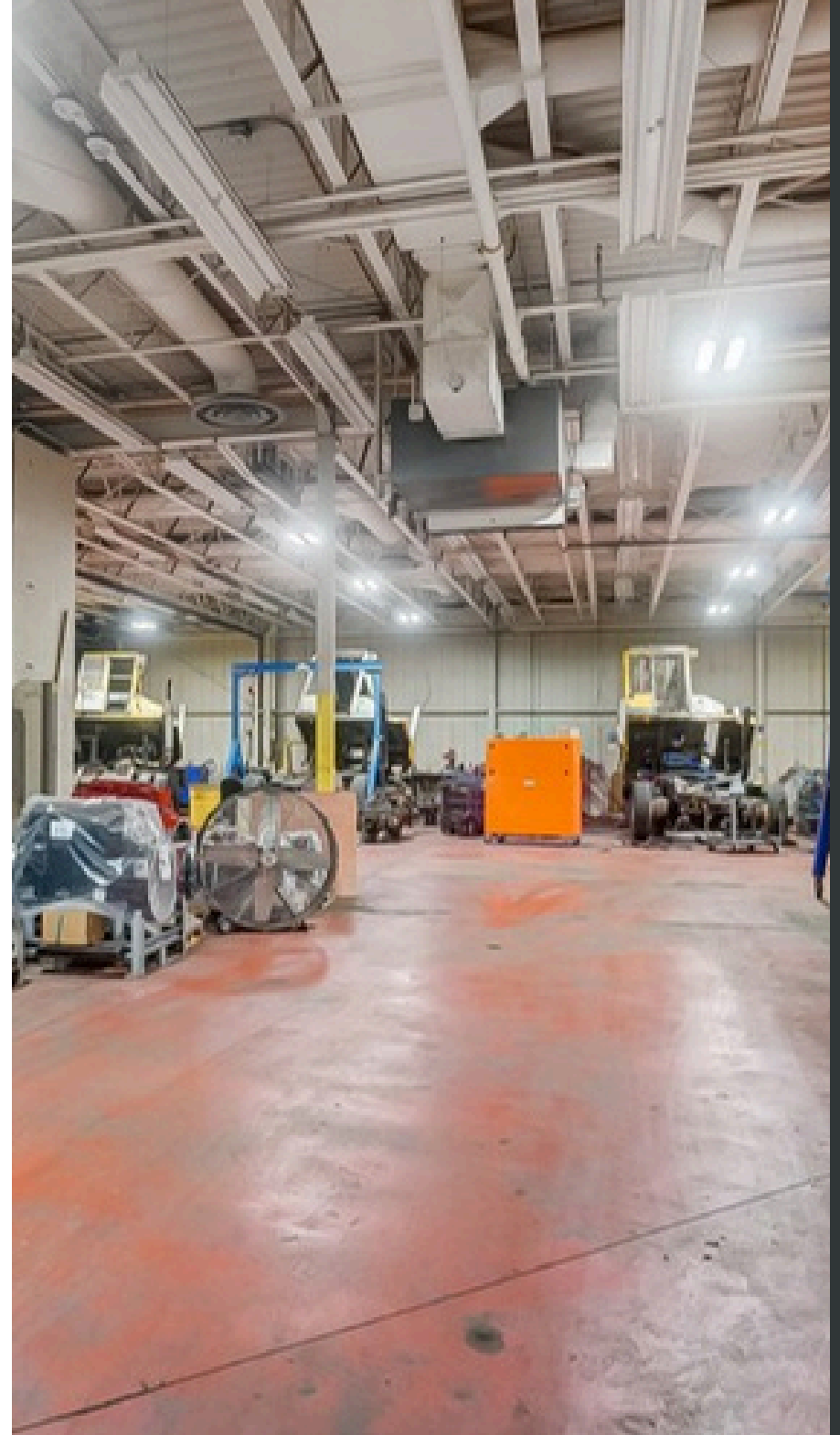


EAGLE MARK 4[®]



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IMPROVEMENTS



IMPROVEMENTS

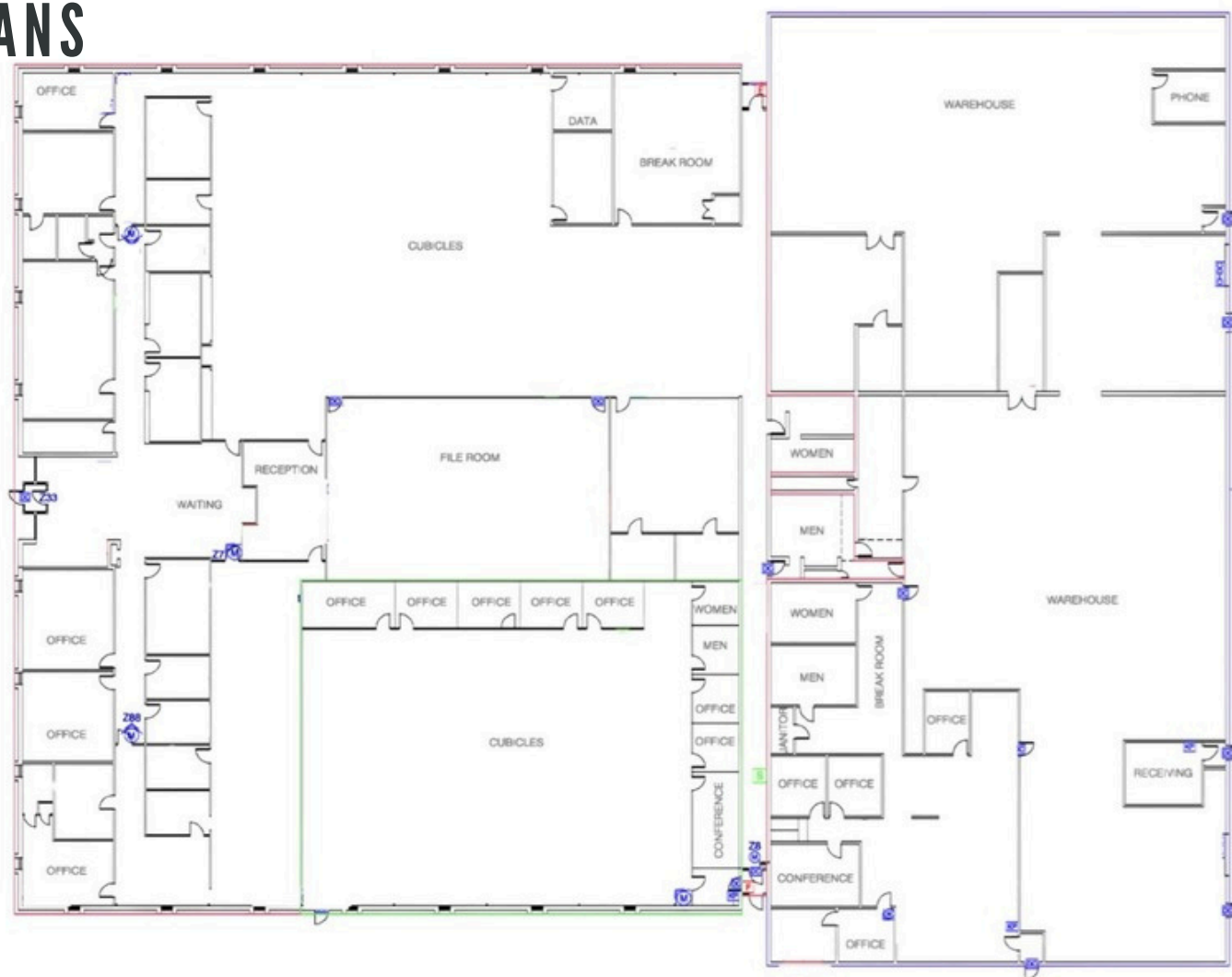
- **2006** New Good Year Roof
- **2008** Asphalt Sealing Striping and New Energy Management System
- **2012** Asphalt Sealing Striping and New Energy Management System
- **2016** Renovation of SSOE Carpet/Lights/Tile/Paint & Updated Restrooms
- **2017** Asphalt Sealing/Striping
- **2018** Renovation of BWC Carpet/Lights/Tile/Paint & Updated Restrooms
- **2022** Replaced A/C Compressors Installed New Energy Management System
- **2023** Updated Outside Lighting and Installed New fire System through the entire facility

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FLOOR PLANS



FLOOR PLANS



06

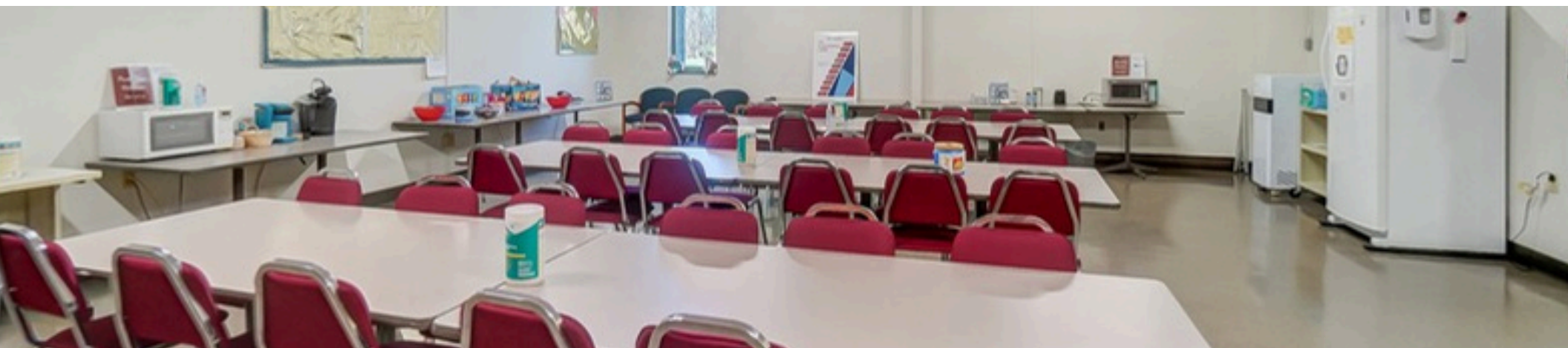
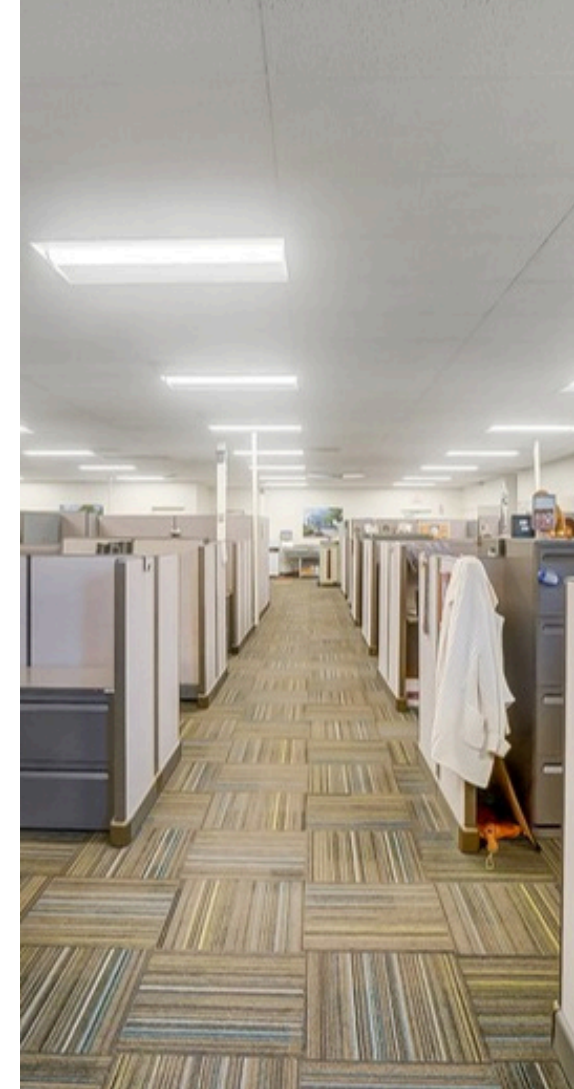
PROPERTY PHOTOS



PROPERTY PHOTOS



2025 E. 4TH ST. LIMA, OH 45804



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AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES



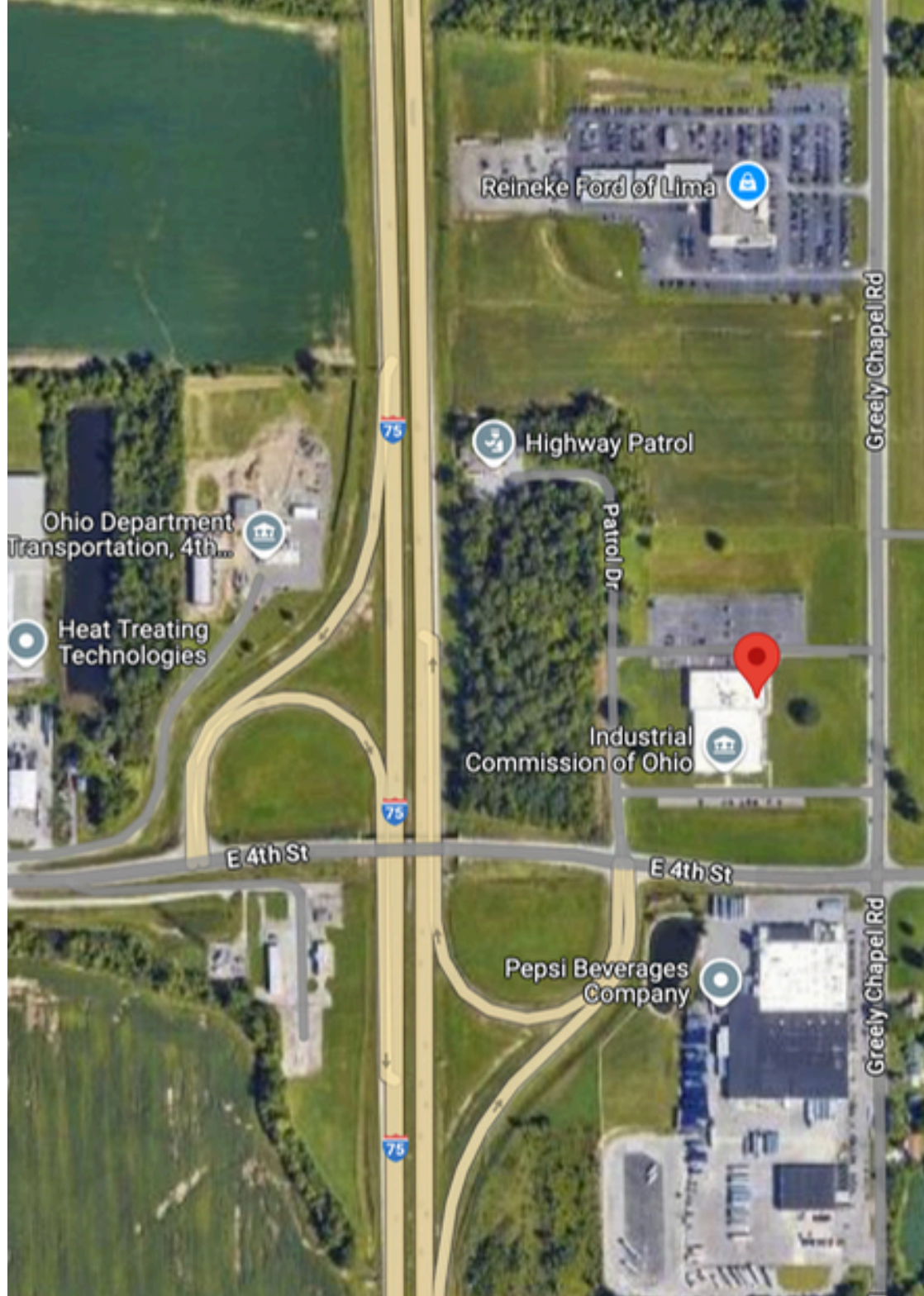
AREA OVERVIEW

LIMA, OHIO

This property is located in Lima, Ohio with access to Interstate 75, which serves as a major thoroughfare for Northwest and Western Ohio. Located 78 miles south of Toledo and 83 Miles north of Dayton, this location is essentially the halfway point between these two cities. The Eastgate of Lima is home to all of the area hotels and major chain restaurants. The potential expansion for this property is very unique as the access to available properties in this area is very limited.

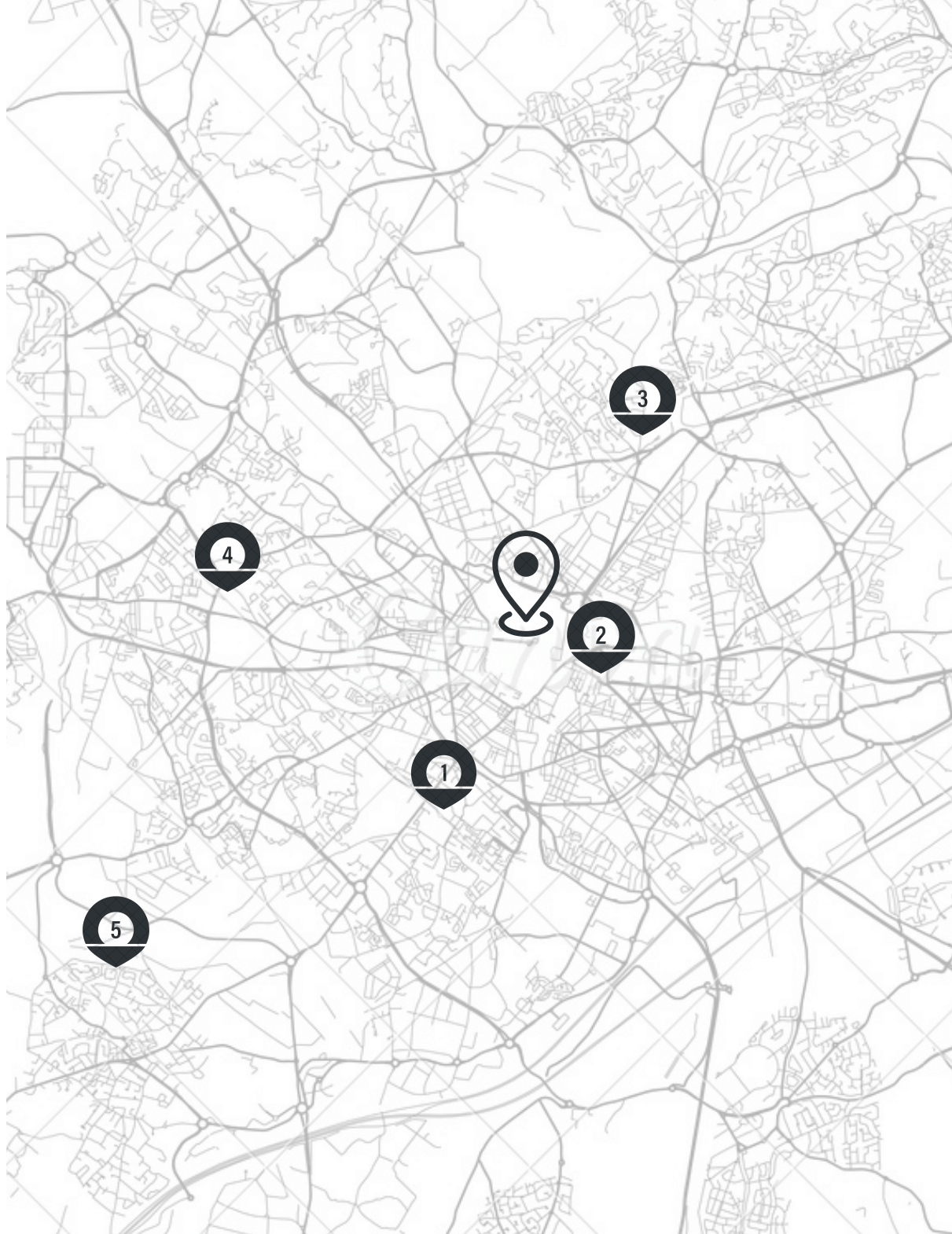
LIMA METRO DEMOGRAPHICS

Population	100,891
Households	41,226
Median Household Income	\$65,757
Labor Force	47,333
Unemployment	4.7%



NEARBY AMENITIES

- 1 OLIVE GARDEN
- 2 TEXAS ROADHOUSE
- 3 REINEKE FAMILY DEALERSHIP
- 4 SAMS CLUB
- 5 PEPSI
- 6 APPLEBEES
- 7 PANERA BREAD
- 8 RED LOBSTER
- 9 WALMART
- 10 TACO BELL
- 11 GAS STATIONS
- 12 HOWARD JOHNSON HOTEL



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AERIALS & MAPS



AERIAL





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