



OFFERING MEMORANDUM

# COMMERCIAL PROPERTY

2025 E. 4TH ST  
LIMA, OH 45804

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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

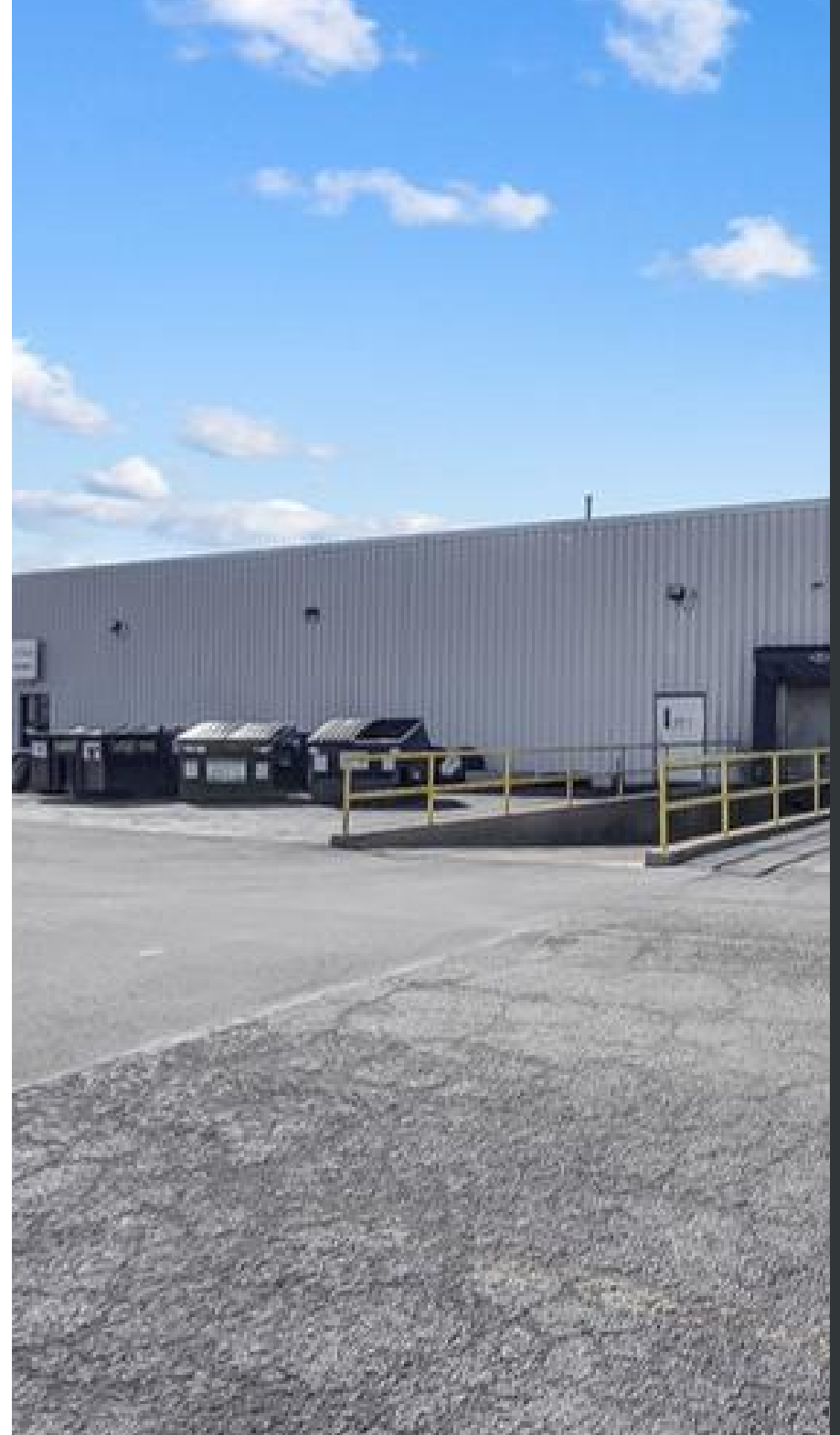
- Highway access to I-75 (Midway from Dayton to Toledo)
- 2 long standing tenants
- Close to hotels, restaurants, and major retail chains
- Built in 1957
- Annual real estate taxes of \$21,994
- Approx. 30,000 SF of office & 20,000 SF of warehouse
- Eagle Mark 4 lease is \$8,250/month
- S.S.O.E Inc lease 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	
<b>Subtotal Operating Expenses</b>	<b>73,729</b>	

## NON-OPERATING EXPENSES

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

## 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





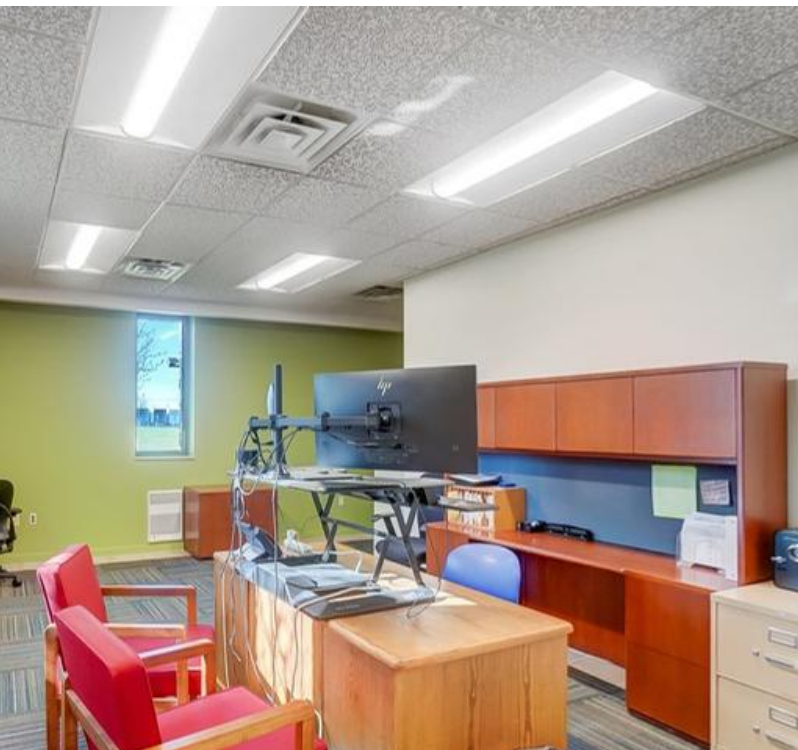
## TENANT 1

**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

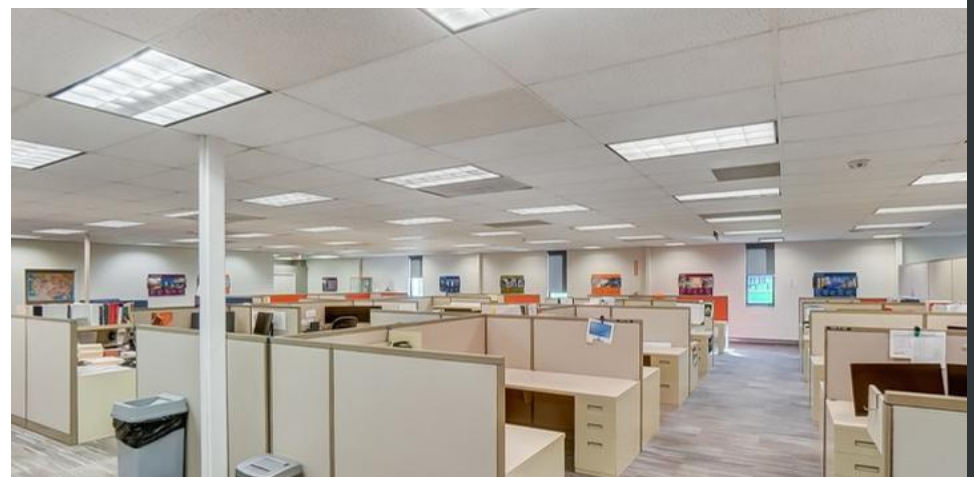
# TENANT 2

**S. S. O. E., INC.**

**Sq.Ft. - 6,200**

**LEASE END DATE DEC 31ST 2027**

**Rent: \$6,000/month**







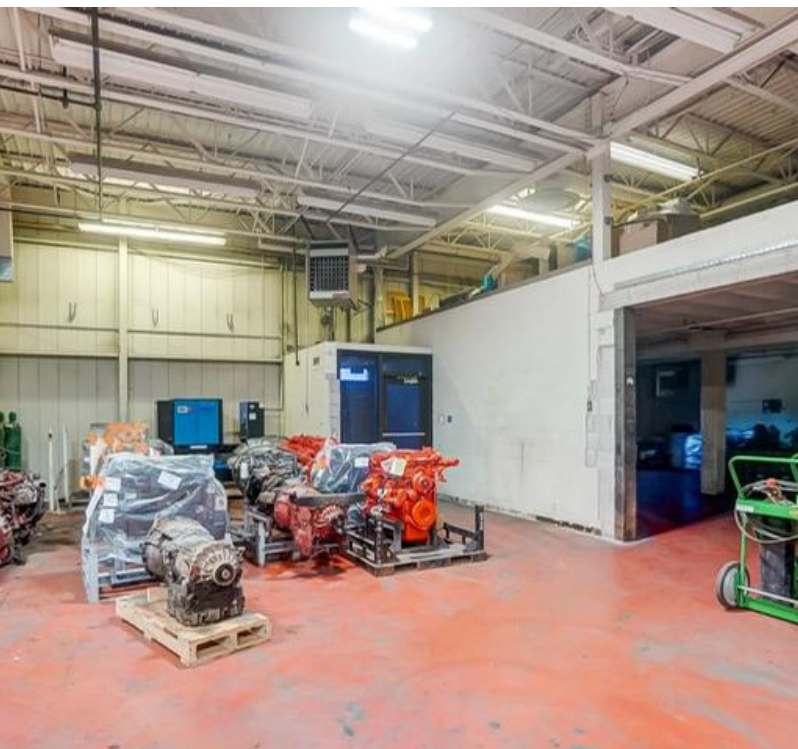
## TENANT 3

**EAGLE MARK 4 EQUIPMENT COMPANY**

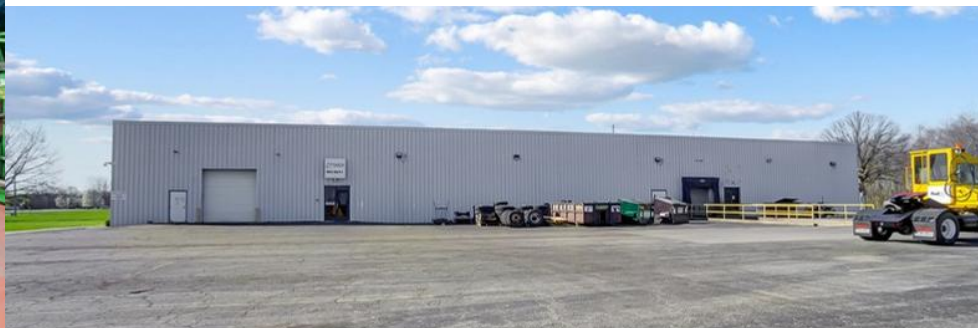
Sq.Ft. - 20,705

LEASE END DATE SEPTEMBER 1ST 2027

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



# EAGLE MARK 4<sup>®</sup>





# 04

## IMPROVEMENTS



# IMPROVEMENTS

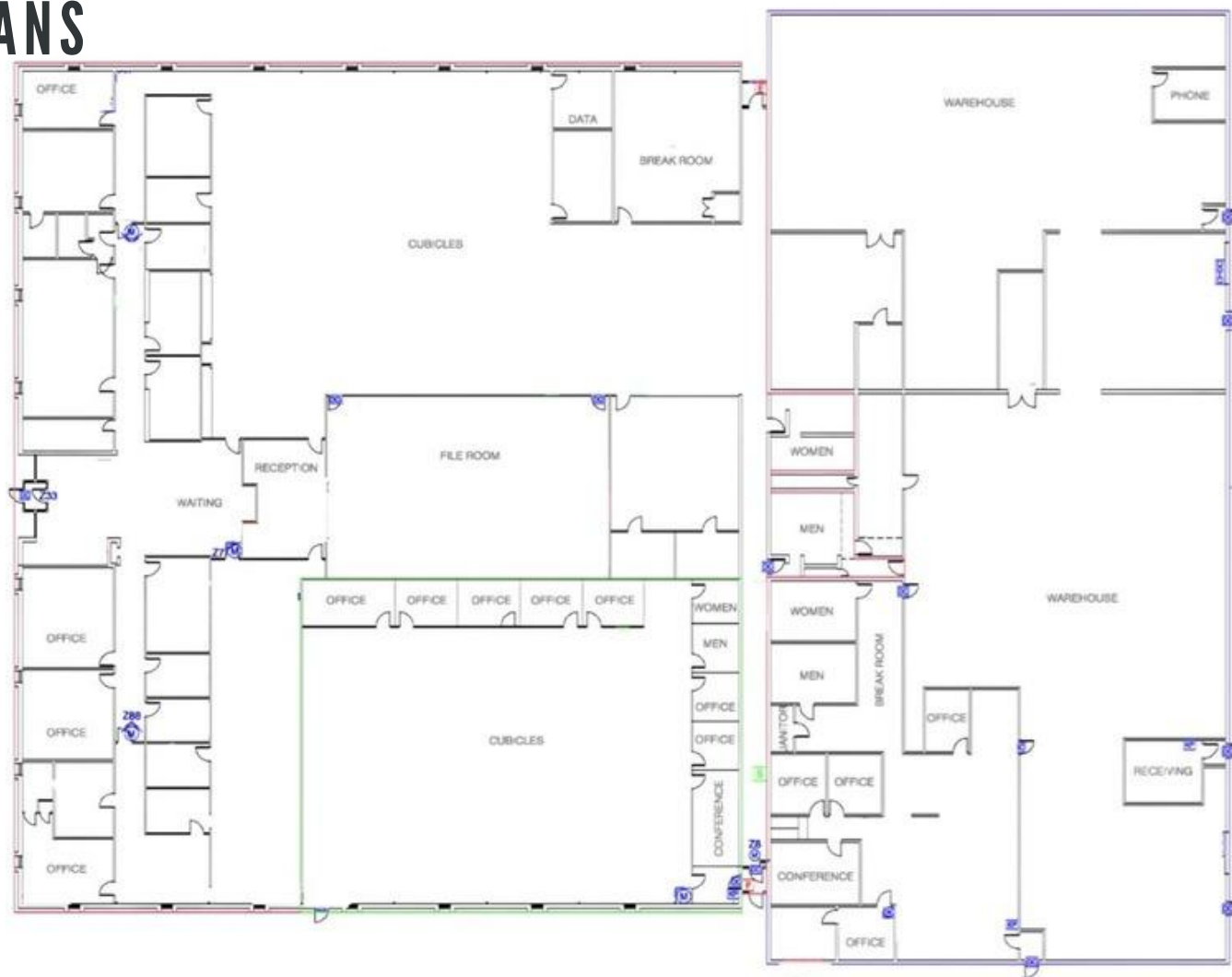
- **2006** New Good Year Roof
- **2008** Asphalt Sealing Striping and New Energy Management System
- **2012** Asphalt Sealing Striping and New Energy Management System
- **2016** Renovation of SSOE Carpet/Lights/Tile/Paint & Updated Restrooms
- **2017** Asphalt Sealing/Striping
- **2018** Renovation 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

# 05

## FLOOR PLANS



# FLOOR PLANS



# 06

## PROPERTY PHOTOS

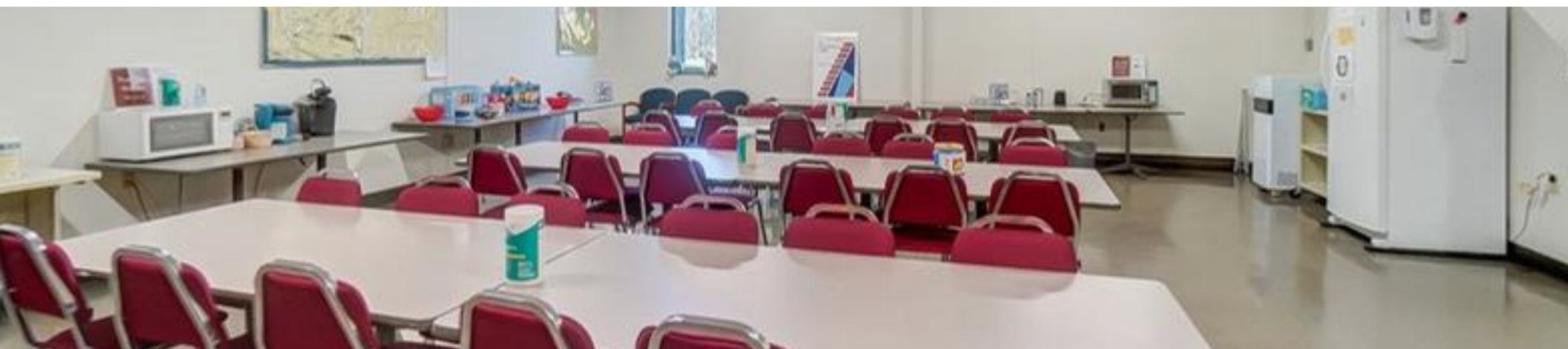
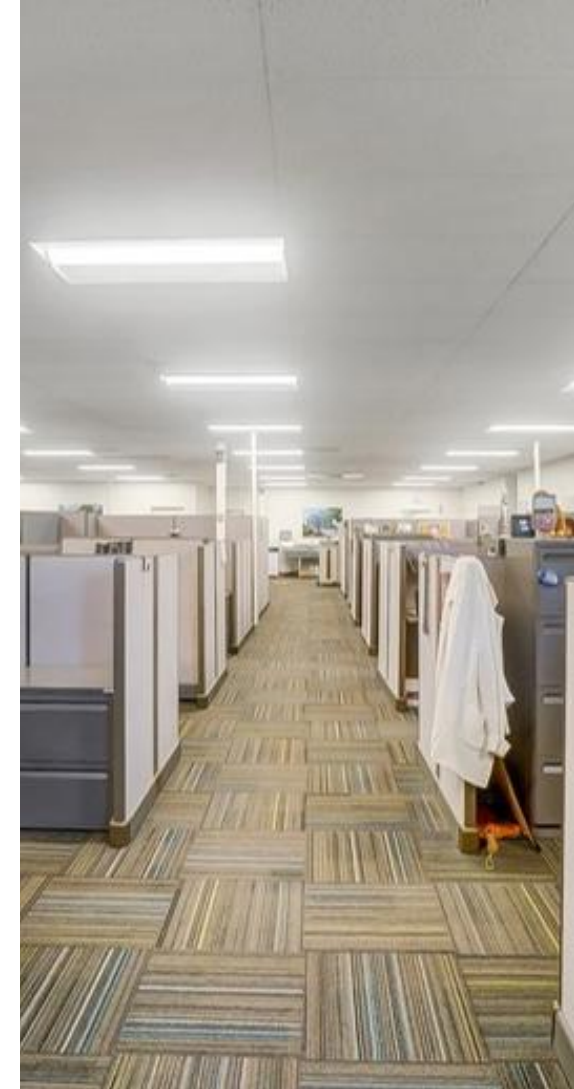






2025 E. 4TH ST. LIMA, OH 45804





# 07

## 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.

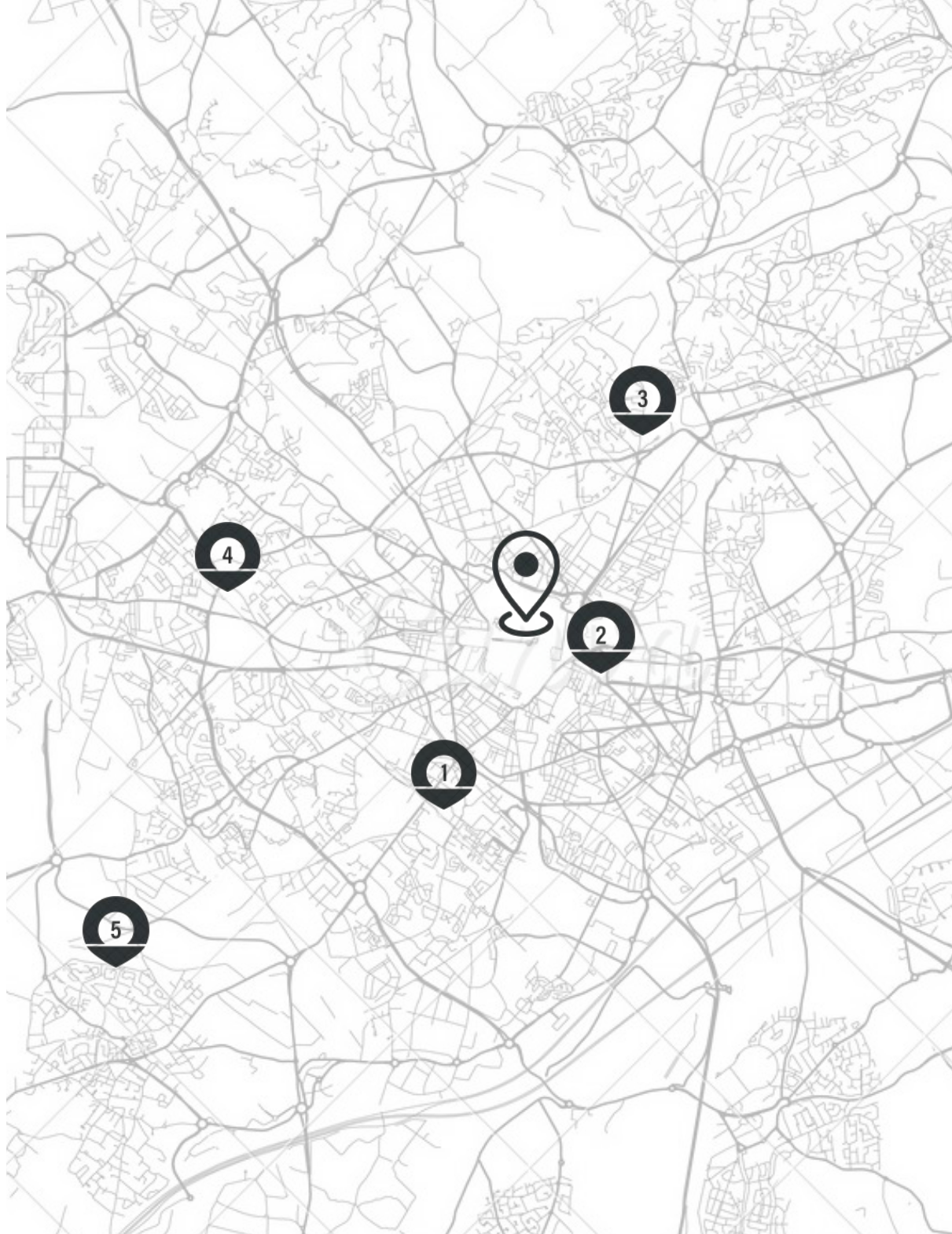
### LIMA METRO DEMOGRAPHICS

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



# 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





# 08

## AERIALS & MAPS



# AERIAL







## CONTACT

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