

FOR SALE

**71,630 SF Available**

3535 St Johns Rd, Lima, OH 45804



**FENCED**  
Outdoor Storage

**71,630 SF**  
Available

**TEMPERATURE**  
Controlled

**0.6 MILES**  
to I-75

**7.53**  
Acres

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1086 N 4th Street, Suite 111  
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**KBCADVISORS**

# Property Specifications

**71,630 SF**  
Available

**62,945 SF**  
Industrial

**6,333 SF**  
Office

**2352 SF**  
Freezer Cooler

**5**  
Docks

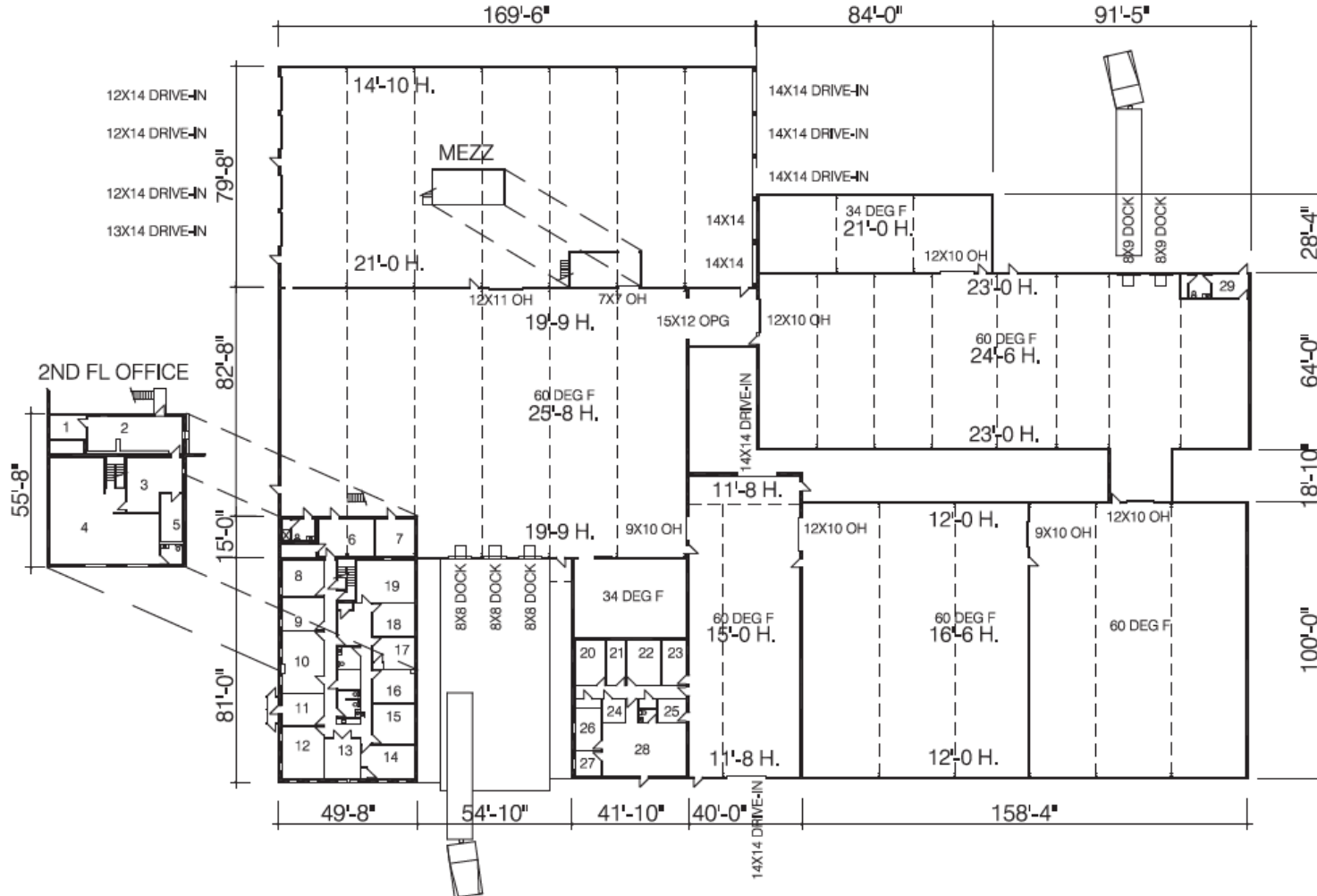
**8**  
Drive In Doors

**15' - 25'**  
Clear Height

**56**  
Auto Spaces

**36**  
Trailer Spaces

**ZONED**  
Industrial



LIMA, OH

# Corporate Neighbors



MCCLAIN RD

65

75

**KIRK**  
NationalLease

**MORPHY**  
TRACTOR & EQUIPMENT CO.

3535 ST JOHNS RD

**FedEx**

**Interior Supply**  
inc.

**GEM INC**  
RUDOLPH LIBBE GROUP

**PTK**

## POPULATION REACH

**182,575**  
30 Min

**716,533**  
60 Min

**21,717,836**  
3 Hr

**53,144,109**  
6 Hr

## LABOR POOL

### INDUSTRIAL TRUCK & TRACTOR OPERATORS



**\$20.68**  
Avg Hourly Earnings

**30 MIN**

**400**

**18%**

**(40)**

**60 MIN**

**2,280**

**6%**

**164**

2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters\*

### WAREHOUSE WORKERS



**\$18.84**  
Avg Hourly Earnings

**30 MIN**

**90,354**

**6%**

**25,039**

**60 MIN**

**251,009**

**8%**

**21,906**

2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters\*

### MANUFACTURING & FABRICATORS



**\$20.69**  
Avg Hourly Earnings

**30 MIN**

**2,497**

**4%**

**(650)**

**60 MIN**

**12,589**

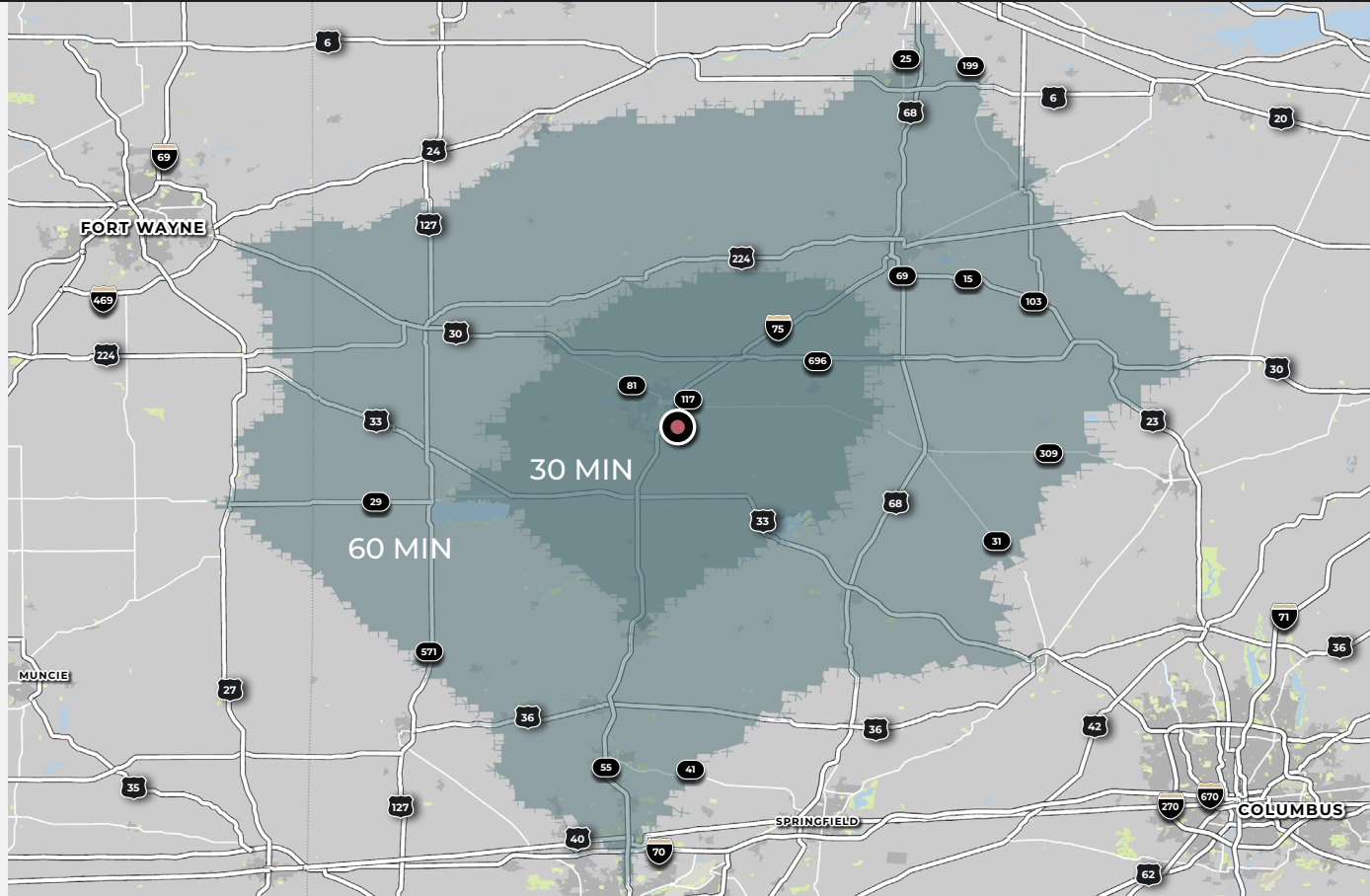
**-1%**

**1,452**

2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters\*



\*Net commuters refer to the overall commuter flow in or out of a given area. It represents the difference between the number of people who commute into an area for work and those who leave the area to work elsewhere. A positive value indicates that more people commuting into a region for jobs than are leaving, while a negative value indicates that there are more resident workers leaving their communities for work than workers who commute in.

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