

MANUFACTURING BUILDING FOR SALE OR LEASE



104 LEE DRIVE
LODI, OH 44254

SALE PRICE: \$1,200,000 / LEASE PRICE: \$3.75 NNN



PROPERTY HIGHLIGHTS

- Total SF of Warehouse: 34,400 SF
- Total Acreage: 1.74 Acres
- Price Per SF: \$34.88 SF
- (2) Truck Docks and (5) Drive-in Doors
- 14 FT Ceiling Clears Throughout
- Power: 3-Phase, 2,800 AMP
- Year Built: 1959
- Zoning: I-L Light Industrial Zoning
- Highway Access: 3.8 miles to I-71/OH-83 Interchange
- Annual Real Estate Taxes: \$11,488.64
- Tenant will vacate on or before March 31, 2025. (Month-to-Month) Thereafter with 60 Day Notice



LISTING AGENTS

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PROPERTY OVERVIEW

104 Lee Drive is a 34,400 SF building on 1.74 acres. The village of Lodi established a comprehensive plan with the goal to preserve the small town atmosphere that the Village of Lodi offers; they are promoting quality commercial and industrial growth.

LOCATION OVERVIEW

Just off Bank Street (RT 421) in the City of Lodi. Close Proximity to I-71. Neighboring properties include Idol Automotive and Bailey Mfg.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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