



For sale or lease

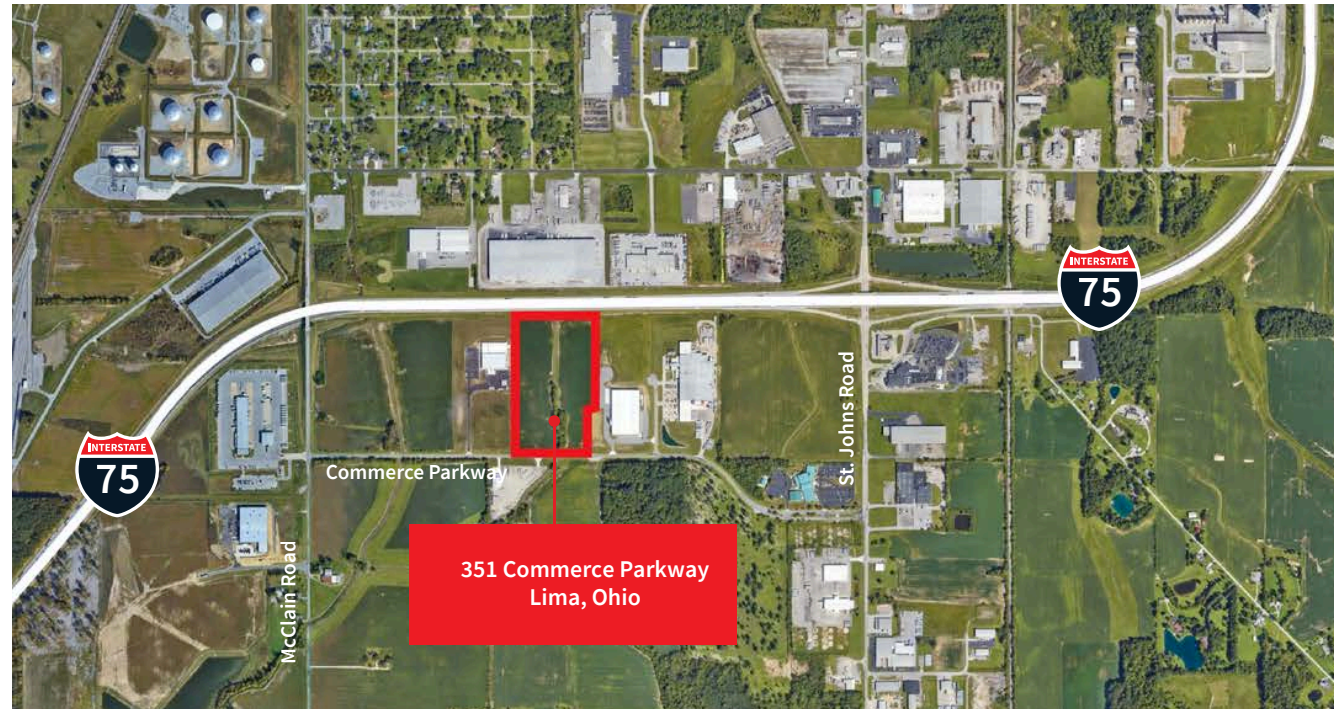
100,000 SF delivering Q4 2026

351 Commerce Parkway, Lima, Ohio



Overview

JLL is pleased to present a rare new construction opportunity in Lima, Ohio—100,000 square feet of modern industrial space available for sale or lease. Lima's strategic location along the I-75 corridor provides exceptional connectivity to major Midwest markets. The city benefits from a skilled manufacturing workforce and competitive operating costs that continue to attract distribution and light industrial users.



Demographics

Number of households

3-miles	5-miles	10-miles
6,063	23,839	39,358

Estimated population

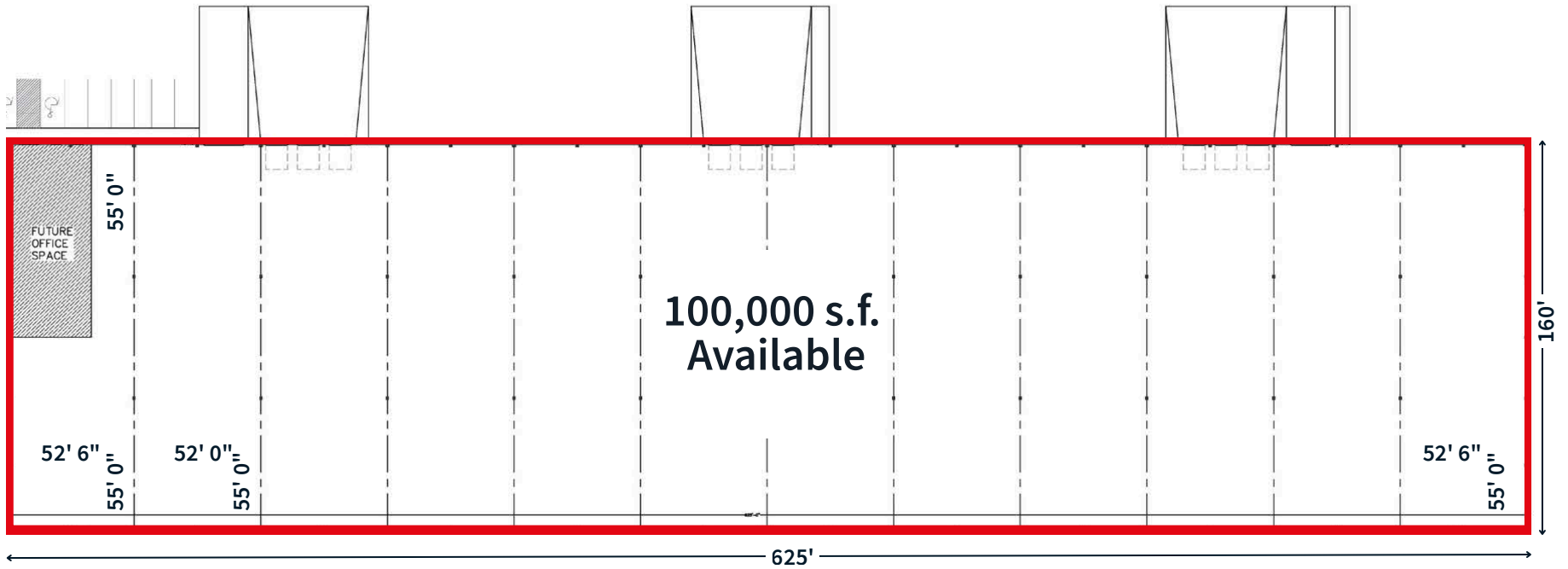
3-miles	5-miles	10-miles
14,209	55,624	95,160

Median household income

3-miles	5-miles	10-miles
\$48,674	\$60,236	\$66,227



Floor plan



Property Specifications

- Offices to suit
- Column spacing: 52' 0" x 55' 0"
- Speed bays: 52' 6" x 55' 0"
- 400 AMPS power (expandable)
- Building dimensions: 160' x 625'
- Delivering Q4 2026

Location	351 Commerce Parkway Lima, Ohio
Size	100,000 s.f. (divisible)
Clear height	36'
Docks/ Drive-ins	9 / 2



Site plan



Construction photos



Corporate neighbors

300 to 499 Employees



500 to 899 Employees



GENERAL DYNAMICS



900 + Employees





JLL

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