



Building Highlights

WAREHOUSE/OFFICE: 27,012 SF

- 3.22 acres, room for expansion
- 27,012 SF, 19,200 SF of warehouse, 7,812 SF, 2,500 SF is remodeled
- Ceiling clear- 19'-26'
- 1 drive in door and 2 docks
- 2017- new roof over offices
- Well maintained metal pitched roof over the warehouse
- 2018- 2,500 SF of renovated offices, along with new paving, storage area fence, new dock and LED lighting, and an upgraded sprinkler system

Price: \$1,675,000

8 Year NN Lease-To ABC Supply, Inc

7% CAP Rate

**Net Income- \$117,600 annually
(with 2% annual increases)**

LISTING AGENT

JIM GERSPACHER, JD, CCIM
Jim@GerspacherGroup.com

330.722.5002

GERSPACHER REAL ESTATE GROUP

5164 Normandy Park Drive, Suite 285
Medina, OH 44256

P: (330) 722-5002 | F: (330) 723-6330



LOCATION

The property is located South of Lafayette Road (US-42), and West of Lake Road on Industrial Parkway in Medina Industrial Park, in the city of Medina. The Industrial park is on the Southwest side of the city and 2.8 miles from Medina Square.

This location is approximately 7 miles from both the I-71 at SR-18 interchange in Medina and the I-76 at SR-3 interchange in Seville



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



Tenant Summary/Details

American Builders & Contractors Supply Co., Inc. <https://www.abcsupply.com>, America's Largest Wholesale Distributor of Roofing, Siding, Windows. 700 Locations

Lease Summary/Details:

8 year lease starting February 1, 2018 at \$117,600/year with 2% annual increases and two 5 year options to extend lease. The lease runs thru January 31, 2026. This is a NN lease. Landlord is responsible for: Structure & Exterior: Interior slab, foundation, supports, roof vents, drains, gutters & downspouts, pavement, sidewalks, site drainage, storm sewers, underground utilities per lease

Tenant: Billed for RE Taxes, Assessments, if any, Casualty Insurance w/\$10,000 deductible, \$2-5 million replacement and carries liability min. 1-2 million. Tenant: Janitorial, routine maintenance of windows, man doors and overhead doors, lawn areas, landscaping, storage yard, mechanical and utility systems above ground not exceeding \$1,500/instance or \$3,000/calendar year. Tenant shall maintain HVAC service contract.

DEMOGRAPHICS

	3 Mile	5 Miles	7 Miles
Population	26,651	50,011	66,459
Number of Households	10,002	18,976	25,182
Annual Income	\$64,073	\$70,990	\$75,362

Confidentiality Agreement

The Undersigned, in consideration of the Owner of 1035 Industrial Parkway, Medina, Ohio (Van-Park Properties, LLC) providing certain trade secrets, financials and tax documents and records listed below for the purpose of determining whether or not the Undersigned will purchase or lease said business and or real estate, agrees to the following:

The undersigned shall not disclose any of the information contained in these documents and records to any one other than undersigned's lender and or accountant and then only to the extent that such knowledge is essential for that purpose, and shall not copy or use any of the information except for purposes of performing its obligations under this Agreement. The undersigned shall use its best efforts to ensure that its employees, partners, investors and professional advisors do not disclose the Owner's trade secrets, financial, tax or other information disclosed herein under any circumstances or use them to the disadvantage of the Owner.

The Undersigned's obligations hereunder, with respect to any trade secrets, financial, tax or other information listed below, shall cease when the Undersigned acquires or leases the business and/or real estate or when the information, through no fault of the Undersigned, becomes a part of the public domain through publication or otherwise. If the Undersigned does not complete a purchase or lease, all documents and information shall be immediately returned to the Owner or its agent.

Information to be disclosed:

- Profit and Loss information for the Operation of the property.
- Lease Agreement between tenants and Building owners

In witness whereof the Undersigned set their hands this _____ day of _____ 2018.

Undersigned: _____
Print

Name: _____
Printed name

For: _____
Company or group if applicable