

SALE

EVEREADY PRINTING BUILDING

20700 Miles Parkway Warrensville Heights, OH 44128

CLEVELAND, OH MSA

SALE PRICE: \$750,000

OPPORTUNITY ZONE LOCATION



**COLDWELL BANKER
COMMERCIAL**
EMMCO
REALTY GROUP

Jeffrey Soclof, CCIM

President and Broker

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

Business Owner Retiring Creates Opportunity!
Purchase this free standing 15,125 sq. ft. Industrial Building directly across from the new Amazon Distribution Center.

10,625 Square Feet Shop Space

1 Dock Door

Finished Office Space: 4,500 SF

- 10 Finished Offices + Open Areas
- Two, 450 SF Rooms for bullpen/conference/other
- Finished Ceilings

HVAC: 6 Carrier brand RTU

- Two new 12.5 Ton Units
- Two 10 Ton units (14 yrs old)
- Two 7.5 Ton units (14 yrs old)

Power: Three Separate Services

- 277/480v 3-phase 800 AMP
- 120/240v Single Phase 400 AMP
- 240 v 3-Phase 400 AMP

Sprinklered throughout

Year Built: 1973

Opportunity Zone Location



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LOCATION HIGHLIGHTS

- Immediate proximity and access to I-480 via Warrensville Center Rd. or Northfield Rd./ SR 8
- Warrensville Heights is strategically located in Cleveland, Ohio Metropolitan MSA located in the southeast portion of Cuyahoga County, and home to more than 1,300 businesses.
- 20 minute drive from downtown Cleveland
- Zoning: U-6 Limited Industrial District
- Largest Nearby Employers: General Electric, Inc., Heinen's, Inc., Henkel Corporation, Sherwin-Williams Automotive Finishes Corporation: R&D Facility, and Marcus Thomas Advertising
- OPPORTUNITY ZONE: Take advantage of preferential tax treatment that may be available under certain conditions.

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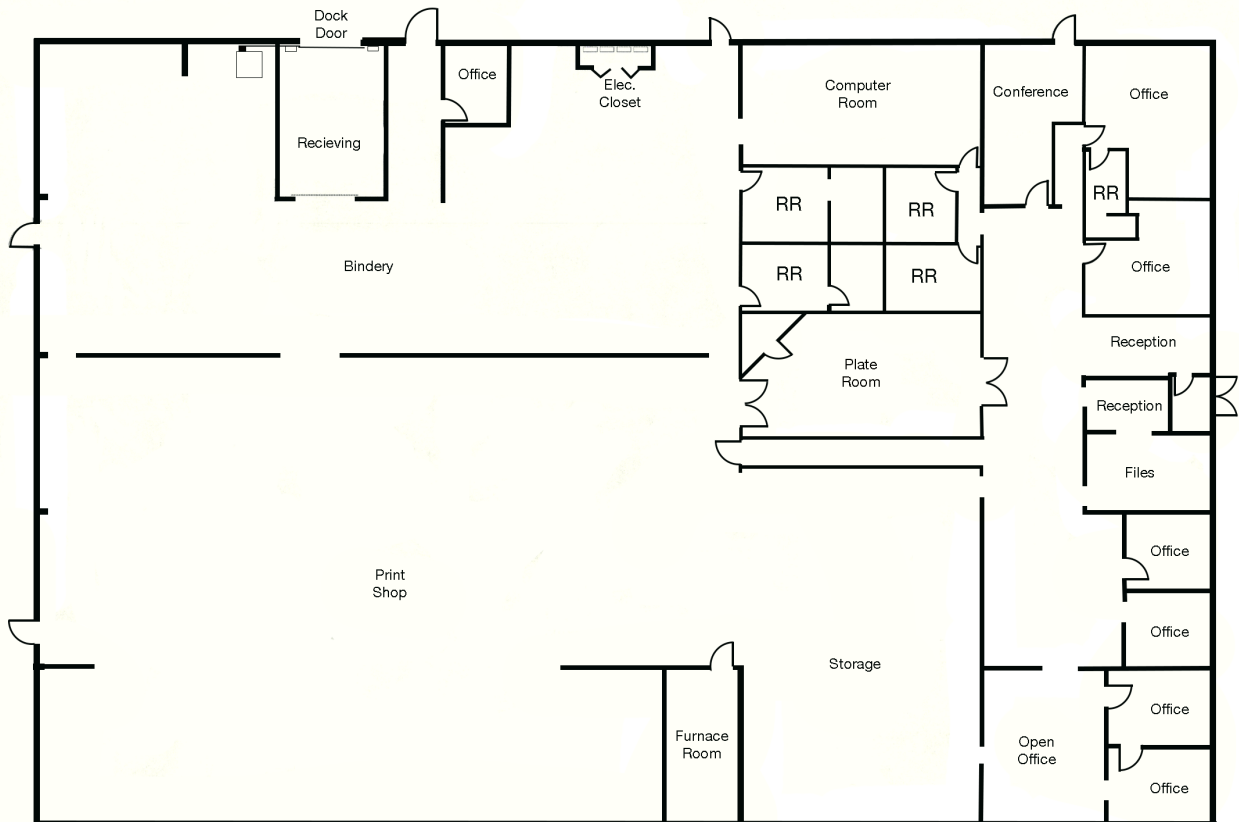


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FLOOR PLAN
SCALE 1/8" = 1'-0"

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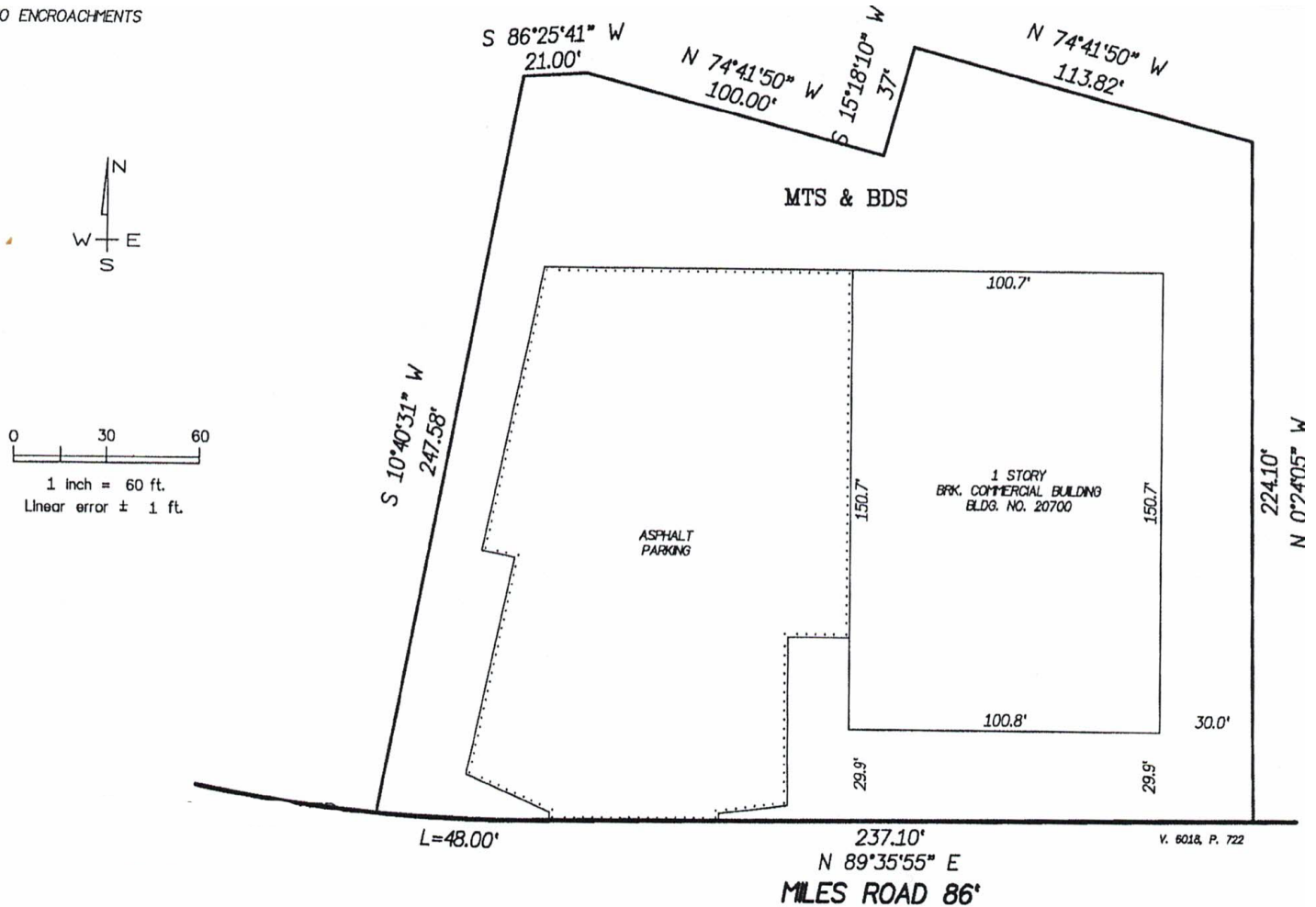
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NO ENCROACHMENTS



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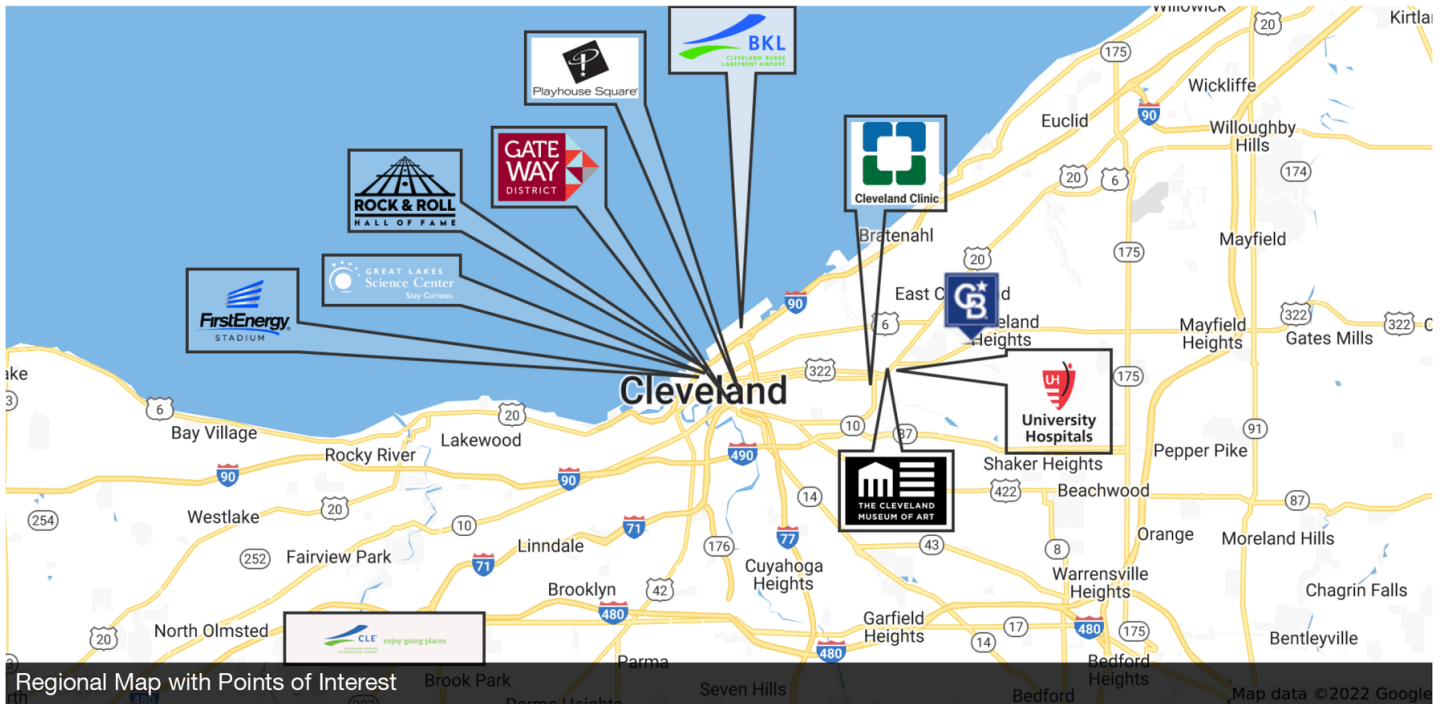
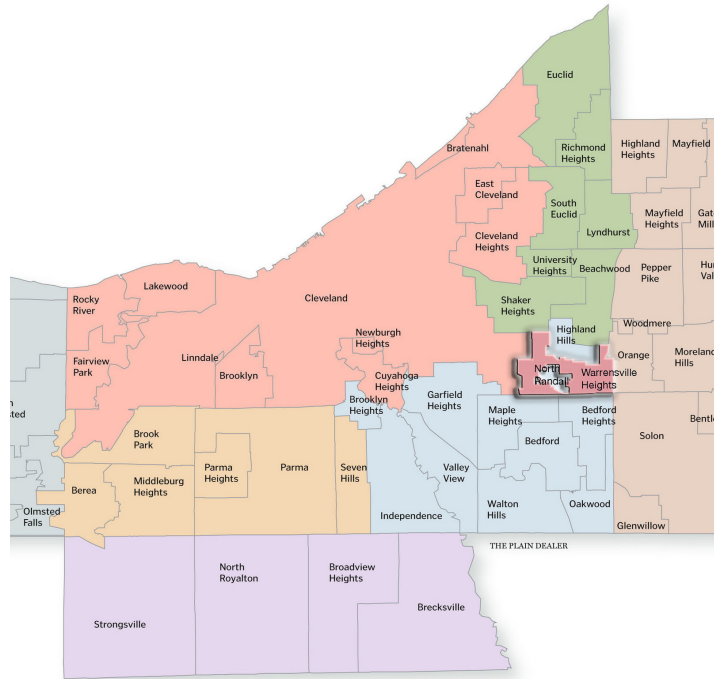
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Cuyahoga County



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CLEVELAND, OH MSA

Situated in northeastern Ohio on the banks of Lake Erie, and approximately 40 miles north of Akron and 130 miles northwest of Pittsburgh, the city of Cleveland is the principle city of the Cleveland-Elyria, OH MSA (Population: 2.0 Million) and the county seat of Cuyahoga County.

Diversified manufacturing is a primary economic sector, resting on a traditional base of heavy industry - transportation, health, insurance, retailing, utilities, commercial banking, and finance - is emerging as a dominant sector. Cleveland serves as headquarters to nine Fortune 500 Companies, including industrial and non-industrial: Sherwin Williams, Parker-Hannifin, KeyCorp, TransDigm Group, Medical Mutual of Ohio, Applied Industrial Technologies, Aleris, Hyster-Yale Materials Handling, and Lincoln Electric Holdings. Cleveland is also home to nearly 150 international companies from twenty-five different countries.

Manufacturing has traditionally been the primary industry of Northeast Ohio, and it remains so today. Dubbed "Polymer Valley," the metropolitan Cleveland area has the largest concentration of polymer companies in the United States. Goodyear Tire & Rubber Co. for example, is the world's largest tire company and is headquartered in neighboring Akron, OH. The area's other manufacturing companies are engaged in such areas as the automotive industry, fabricated metals, electrical/electronic equipment, and instruments and controls.

The manufacturing industry is supplemented by the science and engineering field. More than 168 engineering companies are located in the Cleveland metro area. These firms engage in civil engineering, construction, and the burgeoning field of information technology, which employs approximately 73,500 area workers. Among the local institutions of science and engineering are the Cleveland Engineering Society, the Cleveland Society of Professional Engineers, the Great Lakes Science Center, the NASA John H. Glenn Research Center, ASM (American Society for Metals) International, and the engineering schools of Case Western Reserve University, Cleveland State University, Kent State University, Lakeland Community College, and the University of Akron.

Cleveland's historical growth was largely due to the city's strategic location on Lake Erie, allowing local manufacturers to receive raw materials and export finished goods via the Port of Cleveland. The port, located at the mouth of the Cuyahoga River is still a major bulk freight terminal. Several major highways serve the city, including Interstate 71, Interstate 77, Interstate 90, Interstate 480, and Interstate 490 among others. The city is also linked by Amtrak, several inter-modal freight rail terminals, and the Cleveland Hopkins International Airport, which is the busiest airport in Ohio and a hub for United Airlines.

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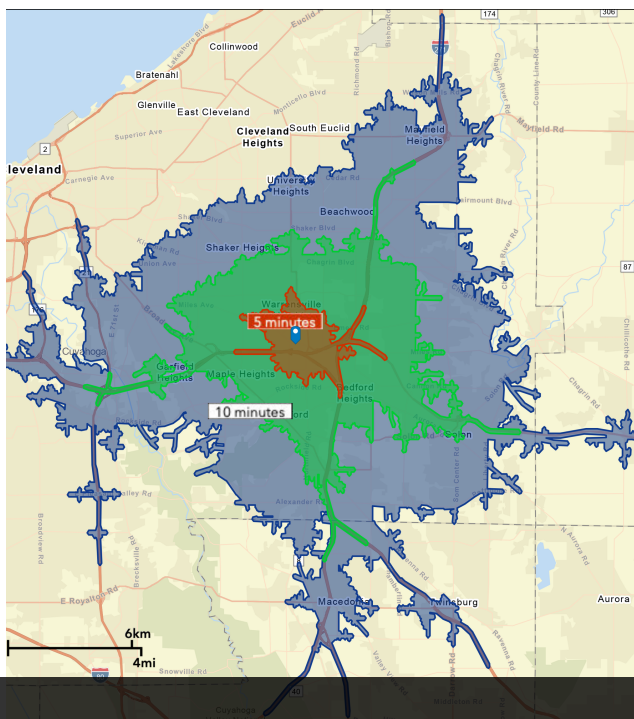
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Radius Map: 1, 3, 5 Miles



Drive Time Map: 5, 10, 15 Minutes

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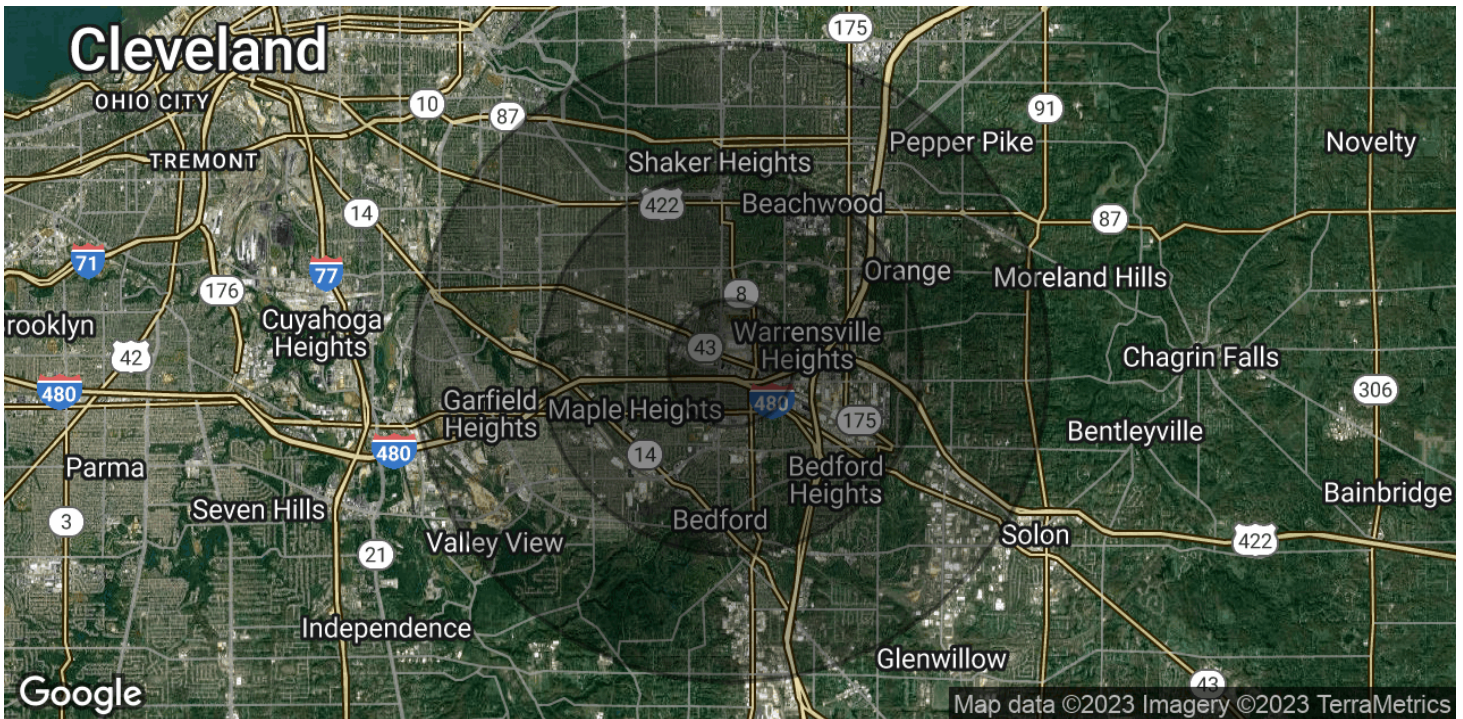


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,366	89,663	214,553
Total Businesses	421	4,141	8,200
Total Employees	5,241	62,775	120,149
Average Age	39.9	42.1	41.9
Average Age (Male)	35	39.2	39.2
Average Age (Female)	43	43.9	43.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,079	46,464	108,376
# of Persons per HH	2	1.9	2
Average HH Income	\$47,126	\$53,215	\$67,172
Average House Value	\$66,110	\$89,236	\$125,149

* Demographic data derived from 2020 ACS - US Census

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JEFFREY SOCLOF, CCIM

President and Broker

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PROFESSIONAL BACKGROUND

In 2008, Jeffrey and his brother, Andrew, acquired EMMCO Corp., a 60-year old family-owned real estate business with a reputation for integrity and persistence. In the face of recession, they repositioned the company to offer full-service professional sales and leasing brokerage to third-party landlords and tenants, building a professional team dedicated to going the extra mile for clients. In 2015, EMMCO affiliated with Coldwell Banker Commercial.

A 25-year industry veteran, Jeffrey is a Certified Commercial Investment Member (CCIM) and licensed broker focused on helping property owners and investors navigate the local real estate markets to their advantage. With an M.S. in Real Estate Development from New York University, Jeffrey helps clients evaluate investment and leasing options under any market conditions. He also has the vision and expertise to match local businesses with unique real estate opportunities and strong ROI potential.

Jeffrey's early career at EMMCO centered on marketing retail shopping centers for lease and for sale and representing developers on acquisitions. He also successfully closed numerous refinancing assignments. Prior to that he was an analyst at Cushman & Wakefield in New York City.

Jeffrey is a former board member and president of the Ohio chapter of CCIM Institute. He is also an active member of International Council of Shopping Centers. Jeffrey was a member of the Ohio Licensing Structure Review Taskforce, charged with reviewing real estate licensing requirements in Ohio and recommending changes to the Ohio legislature many of which were enacted in 2017.

Emmco Realty Group

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SHERRIE MENDENHALL

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PROFESSIONAL BACKGROUND

Sherrie joined the commercial real estate industry in 2012 and has been with Emmco Realty Group ever since. Initially being trained in retail leasing on behalf of landlords in northeast Ohio, she has become proficient in retail/office leasing, representing local and national tenants, as well as landlords. More recently, Sherrie has branched out into investment sales, representing buyers and sellers.

Sherrie has proven to be a successful entrepreneur since running her first operation at age seven – a carnival to raise money for the Muscular Dystrophy Foundation. Her professional career includes owning a trucking business, a singing telegram business and a wholesale eyewear business for twenty-six years.

These past experiences have given her expertise in operations, customer service, problem solving and the ability to discern a client's needs.

Aside from working with her clients, Sherrie is passionate about her volunteer work for a variety of organizations as a board member, frequent event chair and PTA leadership. These activities have provided tools to prioritize tasks, lead and direct teams and associates, handle difficult situations, face challenges and ultimately get the job done.

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