

For Sale - ABSOLUTE NET LEASE

Industrial Investment Property

\$10,300,000 ~ \$700,610 NOI ~ 335,484 SF



30610 E Broadway

Walbridge, Ohio 43465

Property and Tenant Description

ABSOLUTE NET LEASE! NO LANDLORD RESPONSIBILITIES! Excellent investment opportunity with national tenant, Material Science Corporation, which is the largest producer of coil coatings, laminates and composites, and specialty films in the country. Two years remaining on the second to last 3-year renewal option. Options renew automatically. Annual rent increases based on CPI. Tenant has occupied this state of the art facility for 40 years. Relocation or duplication is unlikely due to economics of moving/new construction. Renewal highly anticipated in 5 years. Site is easily accessible to 3 major expressways - I-75, I-280, and I-80/90 (Ohio Turnpike)

Amenities

- Heavy Power - 138 KVA coming into the building. 15 Overhead doors and 6 dock doors. There is a wet sprinkler system and a security system. There are seven cranes in the building belonging to the building owner - 4-27 ton, 2-10 ton, and 1-5 ton. The offices are clean and upgraded and feature private restrooms. The shop has 7 additional restrooms.

For more information

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Property Highlights

- ABSOLUTE NET LEASE - NO LANDLORD RESPONSIBILITIES
- \$700,610.00 rental income with upside
- Yearly CPI rent increases
- Interior CSX rail line accommodates 11 cars
- 138 KVA Power
- 2-600 , 1-175 horse powered boilers for processing and heating
- 95' and 85' crane bays with 25' columns
- 8 - 3M BTU steam heating units

OFFERING SUMMARY

Sale Price	\$10,300,000
NOI	\$700,610
Building Size	335,484 SF
Lot Size	73.94 Acres
Cranes*	7
*Cranes are Included in Offering	

SALE PRICE: \$10,300,000
Annual Income: \$700,610*
Cap Rate: 6.8%
*** Absolute Net**

GENERAL INFORMATION

Building Size: 335,484 SF
Year Built: 1980
Condition: Excellent
Land Size: 73.94 Acres
Zoning: Industrial
Parking: 150 Spaces
Curb Cuts: 1

REAL ESTATE TAX INFORMATION

Tax Year: 2018
General Taxes: 183,108.69
Special Taxes: \$0

Total Annual Taxes: \$183,108.69

BUILDING DETAILS

Office Space: 9,644 SF
Ship/Warehouse Space: 325,840 SF
Type of Construction: Pre-Engineered Metal
Roof: Metal
Floors: 8"-10" Concrete
Ceiling Height: 46"-55" Clear 35"-40" Under hook
Heating: Gas forced air, plus boilers in shop
Air Conditioning: Central (office only)
Electrical: 138 KVA to building
Lighting: Fluorescent (office) and high pressure sodium (shop)
Restrooms: 9
Overhead Doors: 15
Truck Wells/Docks: 6
Sprinklers: Wet system
Rail: CSX
Cranes: 7 (4-27 ton, 2-10 ton, and 1-5 ton)

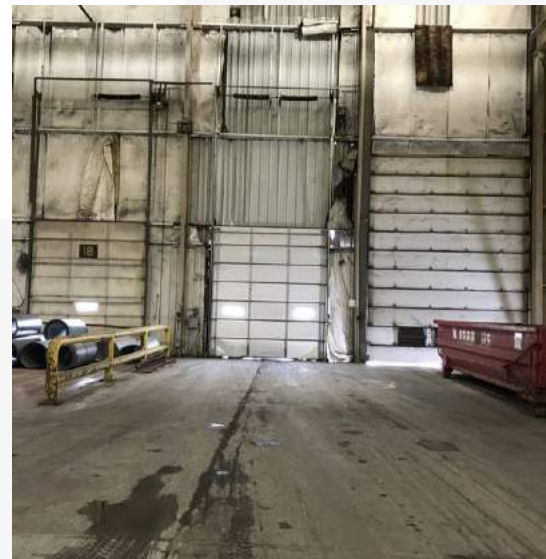
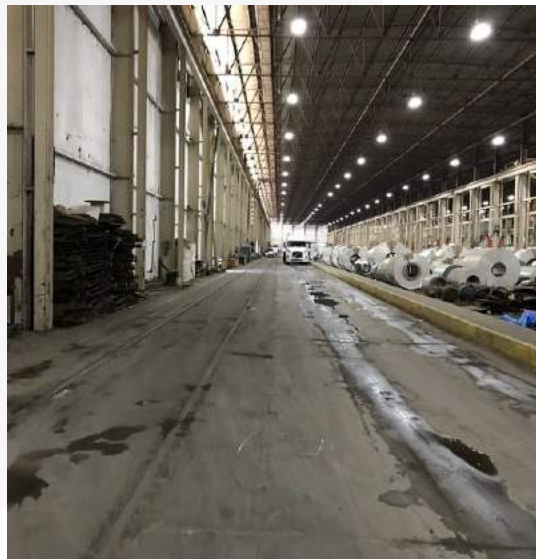
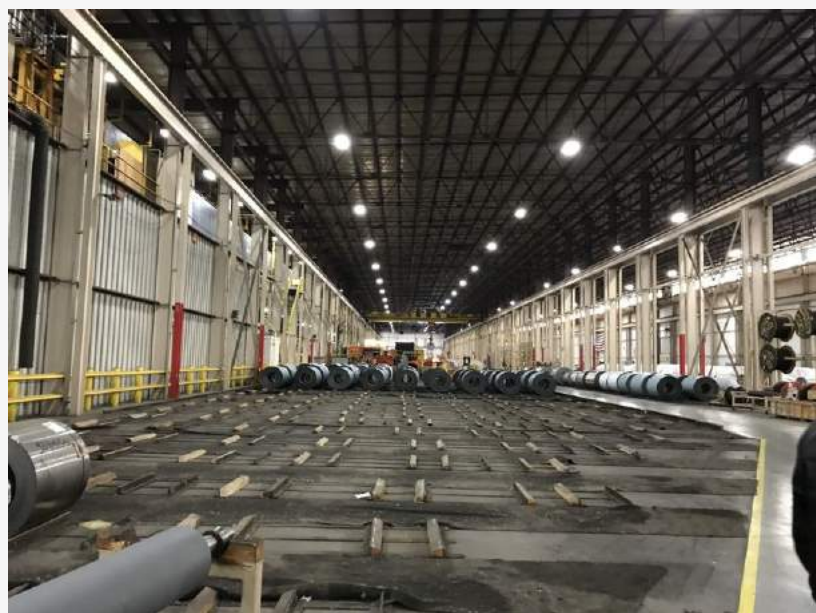
TENANT / LEASE INFORMATION

Tenant: New Star Metals / Material Science Corporation

World renowned leader in the production of high quality, light-weight, acoustical and coated coil products.

Two years remaining on the second to last 3-year option. Options renew automatically. Owner could renew the lease after the options expire for \$0.50—\$1.00/SF/YR, thus increasing the return.

Additional Photos



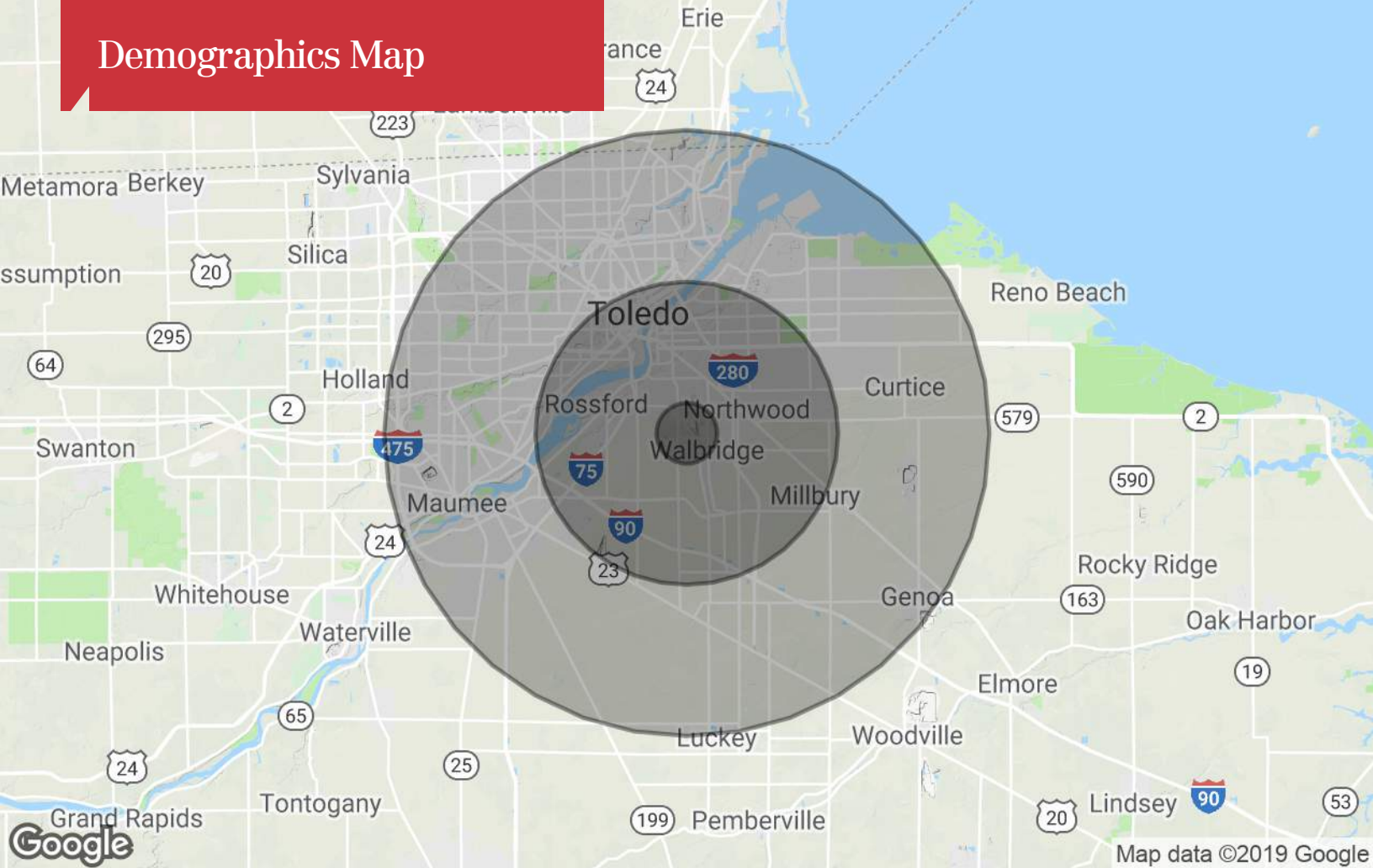
Location Maps



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Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,556	97,854	395,779
MEDIAN AGE	44.1	34.6	35.8
MEDIAN AGE (MALE)	42.5	33.2	34.2
MEDIAN AGE (FEMALE)	44.6	36.5	37.3

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	702	39,688	159,578
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$53,212	\$43,617	\$49,886
AVERAGE HOUSE VALUE	\$94,844	\$129,245	\$132,387

* Demographic data derived from 2010 US Census