



**SALE**

# 1645 Industrial Pkwy.

**1645 INDUSTRIAL PARKWAY SOUTH**

Brunswick, OH 44212

**PRESENTED BY:**

**TYLER ROBIN**

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**JERRY FIUME, SIOR, CCIM\***

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
NOI:	\$175,752
BUILDING SIZE:	24,000 SF
LOT SIZE:	5.05 Acres
YEAR BUILT:	2004
VIDEO:	<a href="#">View Here</a>

PROPERTY OVERVIEW

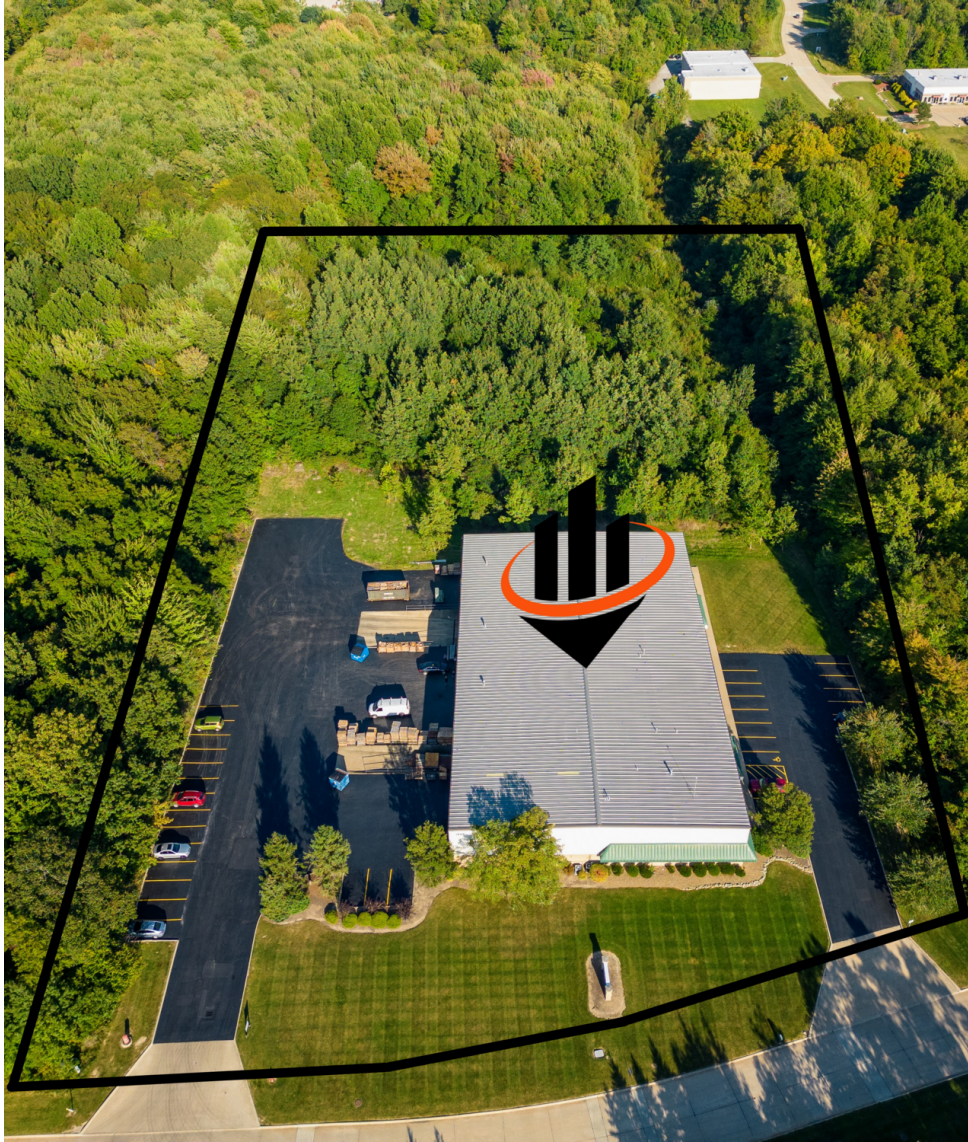
SVN Summit Commercial Real Estate Advisors is proud to exclusively present a remarkable opportunity for investors in the form of a Net Leased Single Tenant Industrial Investment. The property, located at 1645 Industrial Pkwy S, promises stable cash flow and minimal landlord responsibilities. What sets it apart from other single-tenant investments is its innate value-add component, which can be leveraged by astute investors. The current tenant, Master Distribution (An AFC Industries Co.), has been occupying the premises since 2010 and has recently signed a 3-year lease for additional warehouse space on the North Side of the Brunswick Industrial Parkway, indicating their long-term commitment to the location. In 2022, Master Distribution approached the ownership with a proposal to expand the current 24,000 SF building by an additional 18,000 SF, bringing the total lease to 42,000 SF. Site planning and drawings for the expansion have already been completed, providing prospective buyers with an opportunity to enhance the value and NOI of their initial investment.

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## PROPERTY HIGHLIGHTS



- 10 Year Corporate Backed Lease.
- The tenant has been at the location since 2010.
- Approximately three acres of highly valued industrial land are available for expansion.
- The Parking lot was resealed and striped in September 2023
- The site can easily support a 36,000 SF expansion, to bring total square footage to 60,00 SF in the future.
- High-demand Industrial location, thanks to excellent highway access and pro-business city and county governments.
- The local industrial market consistently maintains extremely low vacancy rates year over year.
- The local industrial market has high barriers to entry with very few purchase opportunities year over year.
- A highly educated local workforce and a low crime environment support business growth and attraction to the area.

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LEASE ABSTRACT

TENANT:	Master Distribution (AFC Industries)
NOI:	\$175,752
LEASE: GURANTOR:	Corporate
LEASE TYPE:	NNN
LEASE EXPIRATION DATE:	June 30, 2033
TERM REMAINING:	10 Years
OPTIONS:	One, 5-Year Extension
RENTAL INCREASES:	2% Increases YOY
LEASE RATE PER SQUARE FOOT:	\$7.32
PROPERTY TAXES:	Tenant's Responsibility
INSURANCE:	Tenant's Responsibility
COMMON AREA:	Tenant's Responsibility
REPAIRS & MAINTENANCE:	Tenant's Responsibility
UTILITIES:	Tenant's Responsibility
ROOF & STRUCTURE:	Landlord's Responsibility
HVAC UNIT REPLACEMENT:	Landlord's Responsibility
PARKING LOT REPAVEMENT:	Landlord's Responsibility

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## ABOUT THE TENANT



### TENANT DESCRIPTION

AFC Industries is a leading provider of supply chain management services that specializes in offering customized supply chain expertise, inventory management, and C-parts to Original Equipment Manufacturers (OEMs) within the Automotive and Defense sectors. Their services are exceptional and include Vendor Managed Inventory (VMI) programs, kitting, and customization. These services are designed to enable OEMs to focus on their core competencies, while they take care of all the necessary logistics. They provide tailored fulfillment solutions that cater to unique requirements, and their presence spans various locations in the US and Mexico. AFC Industries has a proven track record of success, as evidenced by our long-standing relationships with top customers. To learn more about their services, please visit [www.afcind.com](http://www.afcind.com).

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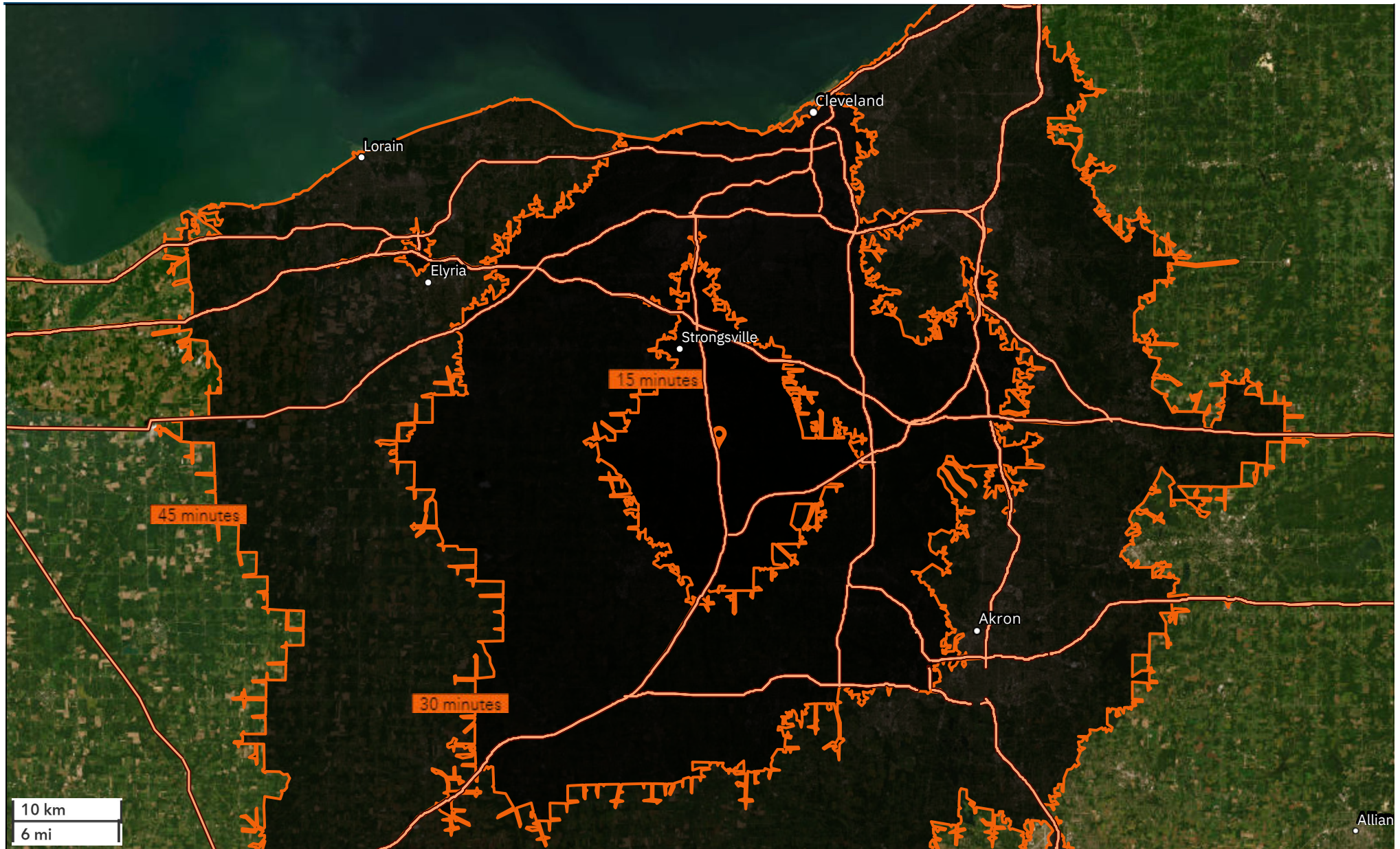
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### TENANT HIGHLIGHTS

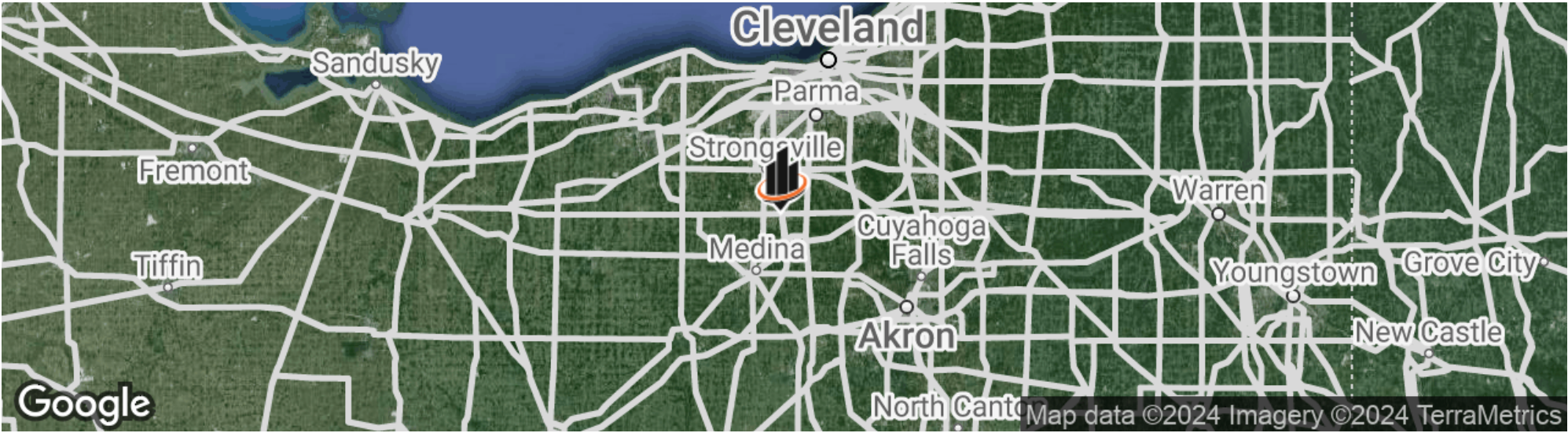
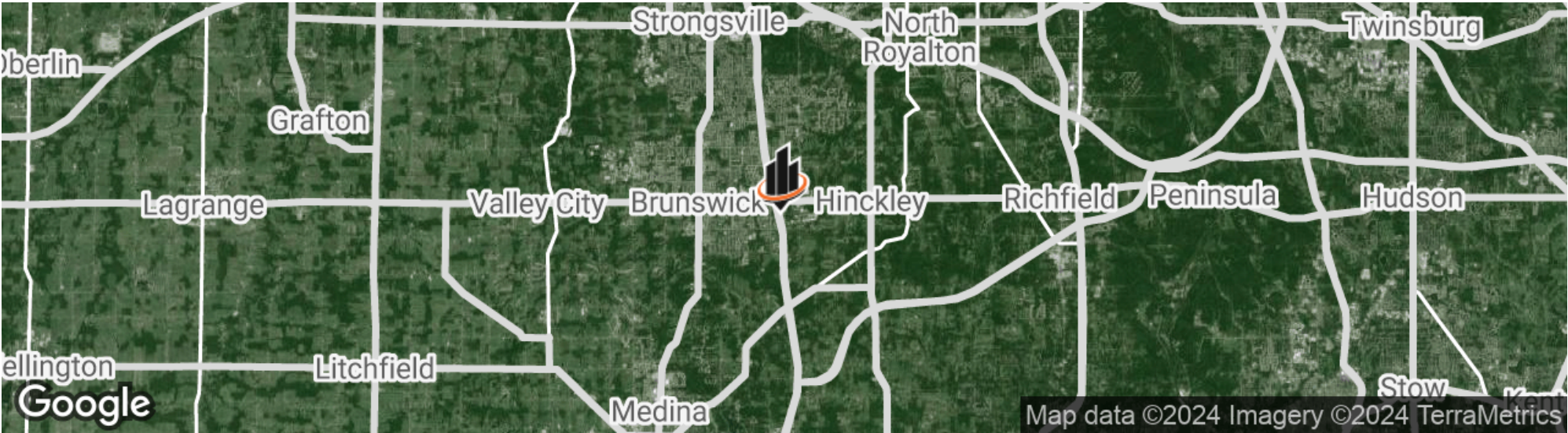
- AFC Industries' annual sales were \$127,317,500 according to Dun & Bradstreet.
- AFC Industries has 5 corporate locations across the U.S. & Mexico.
- AFC Industries had 22 logistics locations across the U.S. as of 2021.
- As of August, 2023. AFC Industries completed its 12th acquisition in two years under the ownership of a California private equity firm Bertram Capital Management.
- AFC Industries has been in business since 1987 (37-years).
- AFC Industries ranked as the No. 9 Fastener Distributor and No. 34 Industrial Distributor on Modern Distribution Management's 2023 Top Distributors List.







LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

POPULATION

3 MILES5 MILES7 MILES

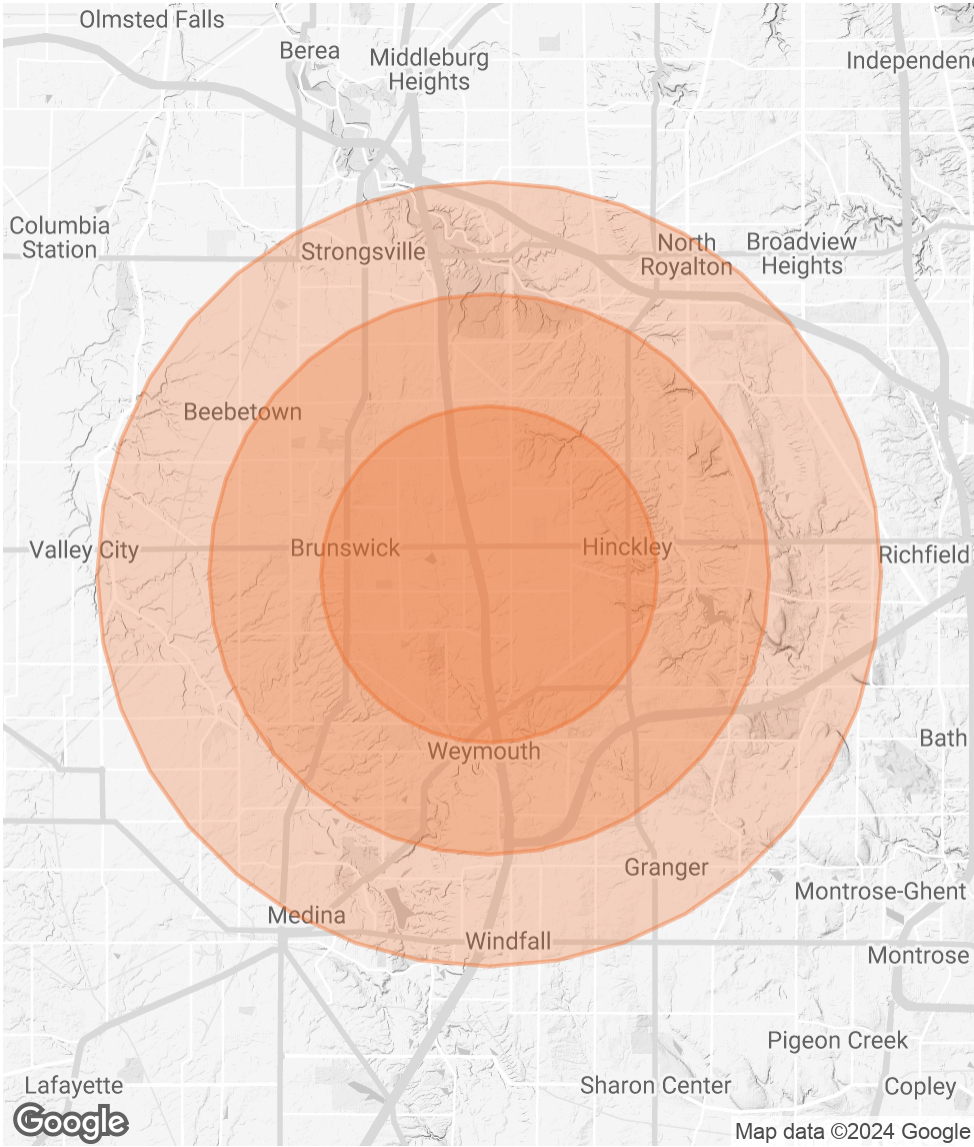
TOTAL POPULATION	32,754	75,031	127,202
AVERAGE AGE	41.2	42.5	43.9
AVERAGE AGE (MALE)	41.2	42.1	43.1
AVERAGE AGE (FEMALE)	41.3	43.0	45.0

HOUSEHOLDS & INCOME

3 MILES5 MILES7 MILES

TOTAL HOUSEHOLDS	13,083	29,911	54,320
# OF PERSONS PER HH	2.5	2.5	2.3
AVERAGE HH INCOME	\$86,965	\$99,235	\$96,554
AVERAGE HOUSE VALUE	\$213,775	\$231,668	\$229,622

\* Demographic data derived from 2020 ACS - US Census



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# TYLER ROBIN

ASSOCIATE ADVISOR

## BACKGROUND & EXPERIENCE

### SVN Summit Commercial Real Estate Advisors

Associate Advisor

2021 - Present

- Experienced Industrial advisor with superb client retention.
- Highly Competent in "Value-Add" Industrial leasing strategies to improve the overall performance of a client's asset.
- Experience in multiple land development scenarios, including Apartment, Single-family, Industrial, and Retail.
- Highly skilled in correctly underwriting and valuing Industrial and Land development properties in the marketplace.
- Corporate clients worked with include West Shore Homes, Laszeray Technology, Redwood Apartment Neighborhoods, Pride One Construction, CAM INC, Janotta & Herner, KTM-North America, Protective Life Corp, H & M Metal Processing Co, Pulte Homes, and BTCM Group.

## RECENT NOTABLE TRANSACTIONS

- **1671 E. Market St, Akron, Ohio: August 2023 Sold For \$375,000.**  
Represented Owner in the sale of an 11,000 Sq. Ft. Flex Building.
- **1153 Medina Rd, Suite 800, Medina, Ohio: July 2023 For \$333,000 Lease Value.**  
Represented Tenant in lease negotiations with Landlord for a 3-year lease term.
- **4170 Highlander Pkwy, Richfield, Ohio: July 2023 For \$1,917,061 Lease Value.**  
Represented Tenant Westshore Homes in lease negotiations with Landlord CAM Inc. for a seven-year lease term.
- **58993 Center Rd, Valley City, Ohio: May 2023 For \$218,640 Lease Value.**  
Represented Landlord in lease negotiations for a 5-year lease term.
- **12855 York Delta Rd, North Royalton, OH: October 2022 For \$212,460 Lease Value.**  
Represented Landlord in lease negotiations for a 5-year lease term with Laszeray Tech



## CONTACT



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## SPECIALTIES

- INDUSTRIAL SALES & LEASING
- LAND DEVELOPMENT
- INVESTMENT

## EDUCATION

### THE UNIVERSITY OF AKRON

Bachelor of Business Administration

Sales Management

GRADUATED: 2021

### HOCKING COLLEGE

General Study of the Arts & Sciences

GRADUATED: 2017

## MY LISTINGS

