



Exceptional Multi-Tenant Industrial Investment Opportunity

12117 Bennington Avenue | Cleveland, OH 44135

Bennington Premier Industrial Complex ("Bennington") is a three (3) building multi-tenant complex comprising 209,300 square feet and situated on 12.3 acres in Cleveland, Ohio. Bennington is centrally located with immediate highway access to I-480, one of Northeast Ohio's most heavily trafficked east to west corridors, and is within minutes of I-71, the Cleveland Hopkins International Airport, and the future home of the Cleveland Browns.

- 98.21% occupied complex with strong upside
- In-place rent is considerably below market
- Significant income upside with several tenants on modified gross lease structures
- Long term historical occupancy
- Consistent below market vacancy rate
- Well maintained asset, including over \$1 million roof replacement over the last 10 years; ±50% of roof with an extended warranty

