

CURRIE-HALL INVESTMENT CO. BROKERS

77 Milford Road, Suite 274, Hudson, Ohio 44236
Akron 330-650-0525 Cleveland 330-656-3314 Fax 330-650-0531

PRESENTS FOR SALE OR LEASE

**54,000/SF MANUFACTURING FACILITY
46,000/SF of MFG & WAREHOUSE
Plus 8,000/SF of OFFICE**

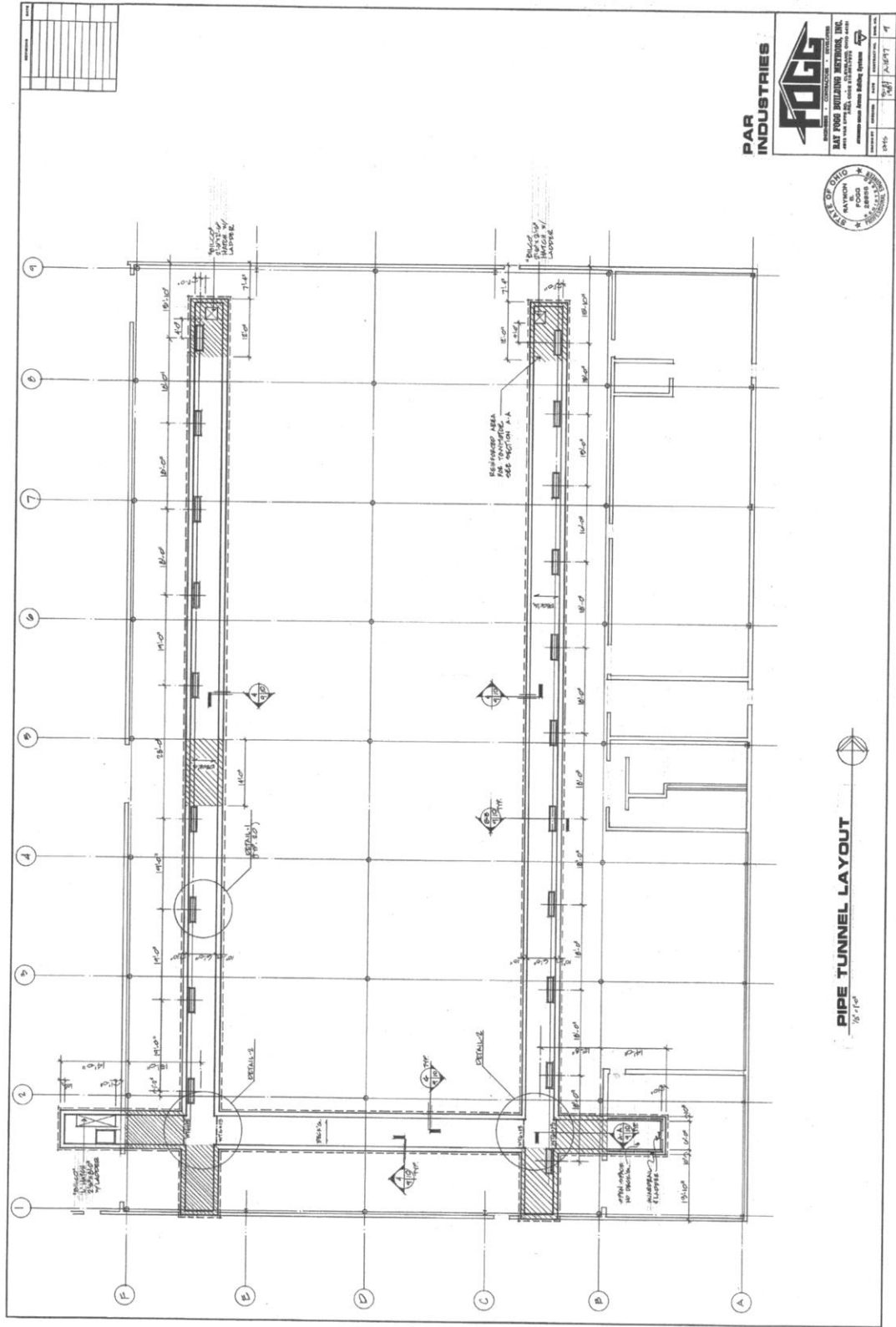
1030 West Smith Road, Medina, Ohio 44256



**IDEAL FOR POLYMER PROCESSING,
TOLLING, INJECTION MOLDING**

PROPERTY DETAILS

| | |
|-------------------------------|---|
| Location: | 1030 West Smith Road, Medina, Ohio 44215 |
| Zoning: | Foundries/Heavy Manufacturing |
| Taxing District: | City of Medina, Medina School District |
| Building Area: | 54,000 SF (46,000 SF First Floor Mfg./Warehouse with Crane Ways; 4,000 SF of first floor office, and 4,000 SF Second Floor office) |
| Office Area: | 8,000 SF (4,000 SF First Floor; 4,000 SF Second Floor) |
| Acres: | 7.24 Acres |
| Construction: | Metal insulated panel with masonry base wall |
| Exterior: | Concrete paved and landscaped |
| Docks: | Six 9' loading docks with levelers |
| Drive-Ins: | Two 14' drive-thru doors |
| Ceiling Height: | 24' Clear Height |
| Cranes and Crane Ways: | 7.5 Ton crane in West Bay of shop area plus a 5 ton capacity crane way in East Bay. Former 5 ton crane in East Bay and 5 ton Crane in Tool area were removed; Rails still in place. |
| Floor Thickness: | Eight inches with 6" x 6" #4 wire mesh, 4000psi |
| Lighting: | LED |
| HVAC: | Air condition office and manufacturing area (but not in 23,000 SF warehouse area), gas fired heaters |
| Sprinkler System: | Yes, wet |
| Power: | 4,000 AMP, 440V, three-phase |
| Pipe Tunnels: | Please see page 5 for layout of underground pipe tunnels which provide utility access to enable crane access and service to the MFG areas |



PIPE TUNNEL LAYOUT
1/8" = 1'-0"



PAR INDUSTRIES

RAY FOGG

RAY FOGG ENGINEERING, INC.
1000 N. HIGHWAY 100, SUITE 100
COLUMBUS, OHIO 43260-1000
614-261-1000
RAY.FOGG@PARINDUSTRIES.COM

| | |
|-------------|---------|
| PROJECT NO. | 10497 |
| DATE | 10/1/00 |
| BY | RF |
| CHECKED BY | RF |
| APPROVED BY | RF |



SITE MAP



DOCK VIEW



EXTERIOR VIEW



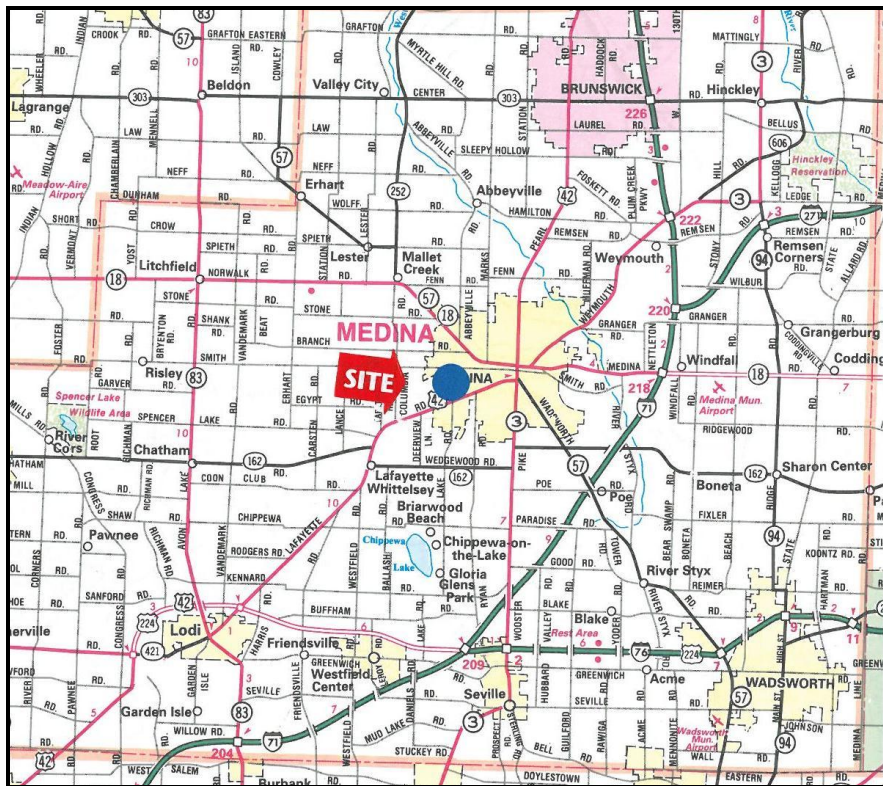
REAR VIEW OF BUILDING



SHOP RESTROOM



REGIONAL MAP



Medina Area Information

The recent announcement by *Money Magazine*'s top 100 best places to live was no surprise for long-time residents of Medina. Although honored and humbled to be ranked 40th on the list of "America's best small towns," Medina residents and businesses have known this is a great place to live, work and raise a family. Compared to other cities in the survey, the City is ranked high due to its low crime rate, excellent schools, affordable housing, general low cost of living (ranging 12-20% below the national average), and a tremendous local and regional health care system.

The City of Medina offers a wide selection of recreational opportunities and currently has 800 acres developed for park use at 12 different sites. A strong youth sports program utilizes the park fields and the Medina Community Recreation Center throughout the year.

Regionally, our residents are minutes away from professional sporting events, some of the finest museums in the country, a great theater district, the world-renown Cleveland Orchestra, and the third most visited national park system in the U.S.

The City of Medina is the county seat for Medina County, one of the fastest growing counties in the State of Ohio. While our location offers an easy drive to Cleveland, Akron, and Columbus, the same highway system reaches 60% of the population of the U.S. in a day's drive.

| <u>Population & Workforce</u> | |
|--|--|
| Population: 26,200 | Educational & Health Care: 19.4% |
| Population Density: 2,540/sq mi | Manufacturing: 14.4% |
| Workforce: 14,966 | Management, Professional Occupations: 39.9% |
| Unemployment: 5.3% | Sales and Office Occupations: 25.6% |
| Median HH Income: \$61,644 | Private Industry and Salary Workers: 82.8% |
| Per Capita Wkly Income: \$677 | Government Workers: 12.9% |
| | Average Commute Time: 25.2 minutes |

| <u>Taxes & Incentives</u> | |
|--------------------------------------|---|
| Property Tax: | Effective Tax Rate: Residential - \$17.61 per \$1,000, Industrial - \$21.02 per \$1,000 |
| Sales Tax: | Total: 6.5% Local: 1% State: 5.5% |
| Income Tax: | City: 1.25% |
| Incentives: | Community Revitalization Area, Micro-Enterprise RLF, Job Creation Grant, Revolving Loan Fund, Port Authority, Foreign Trade Zones |

| <u>Transportation</u> | | | |
|------------------------------|--------------------------------|---------------------------|------------------------------|
| <u>Interstates</u> | <u>Rail Providers</u> | <u>Intermodal</u> | <u>Port(s)</u> |
| I-71, I-76, I-271 | Wheeling & Lake Erie Railroad | Cleveland - CSX | Cleveland, OH, Baltimore, MD |
| | | | |
| <u>Public Transportation</u> | <u>International Airport</u> | <u>Regional Airport</u> | <u>Municipal Airport</u> |
| Yes-Medina County Transit | Cleveland-Hopkins (CLE) (21mi) | Canton-Akron (CAK) (30mi) | Medina Municipal (4mi) |

| <u>Utilities</u> | | |
|--------------------------|--------------------------------|---|
| <u>Electric Supplier</u> | <u>Natural Gas Distributor</u> | <u>Telecommunications</u> |
| Ohio Edison | Columbia Gas of Ohio | Verizon |
| | | Armstrong (Cable, High Speed Internet, Telephone) |

| <u>Water System</u> | | | |
|----------------------------|-------------------------------|------------------------|----------------------------|
| <u>Water Plant</u> | <u>Permitted Capacity MGD</u> | <u>Average Use MGD</u> | <u>Excess Capacity MGD</u> |
| Medina City | 5 | 3.2 | 1.8 |

| <u>Sewer System</u> | | | |
|----------------------------|-------------------------------|------------------------|----------------------------|
| <u>Sewer Plant</u> | <u>Permitted Capacity MGD</u> | <u>Average Use MGD</u> | <u>Excess Capacity MGD</u> |
| Medina County | 15 | 10 | 5 |

| <u>Governmental Services</u> | | |
|-------------------------------------|-----------------------------|------------------------|
| <u>Government</u> | <u>Police Department</u> | <u>Fire Department</u> |
| Mayor - Council | Personnel: 61 | Personnel: 40 |
| | Low Property Crime - Top 1% | ISO Fire Rating = 5 |
| | Low Violent Crime - Top 2% | |

| <u>Largest Employers</u> | | |
|---------------------------------|-------|-----------------------------------|
| Medina County | 1,365 | Government |
| Medina General Hospital | 1,000 | Health Care |
| Medina City Schools | 850 | Government, Education |
| Drug Mart | 420 | Distribution, Retail |
| Sandridge Foods | 420 | Fresh Food, Distribution |
| Plastipak Packaging | 390 | Plastic Bottles |
| City of Medina | 344 | Government |
| Friction Products | 266 | Brake, Clutch and Fuel Cell Parts |
| A.I. Root | 169 | Candles |
| Sealy Mattress | 168 | Box Springs and Mattresses |
| Jacobson Manufacturing | 128 | Fasteners and Components |

BASE LEASE RATES:

\$4.95 SF/YR NNN MFG/Warehouse x 46,000/SF = \$ 227,700/YR
\$8.00/SF/YR NNN Office x 8,000 SF = \$ 64,000/YR
\$ 291,700/YR
\$ 24,308/MO

PROJECTED YEARLY NET CHARGES:

| | |
|-------------------------------|------------------|
| R.E.Taxes | \$ 36,000 |
| Insurance | \$ 11,000 |
| Maintenance | \$ 16,600 |
| Electric Common Area | \$ 1,200 |
| Reserve for Short Life Items: | <u>\$ 16,600</u> |
| Total | \$ 81,400 |

TOTAL NET CHARGES: \$1.51/SF/YR

TOTAL RENT:

Base Rate for Office and MFG/Warehouse = \$291,700/YR

RSLI to be increased by 5% per year.

Plus, Net Charges 54,000 SF x \$1.51/SF = \$81,540/YR \$6,795/MO

TOTAL RENT = \$291,700 + \$81,540/YR = \$373,240/YR \$31,103/MO

Plus, Utilities, Trash, Snow and Lawn and Interior Maintenance

SPACE AVAILABILITY: To Be Determined

SALE PRICE: \$\$4,850,000. (\$89.91/SF)

Contact: David Hall, Broker
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