

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

SUMMIT ENVIRONMENTAL

3310 Win St, Cuyahoga Falls, OH 44223



OFFERING MEMORANDUM

SUMMIT ENVIRONMENTAL

3310 WIN ST, CUYAHOGA FALLS, OH 44223

EXCLUSIVELY LISTED BY



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Cuyahoga Falls Overview
Cleveland Overview

An aerial photograph of an industrial park under a cloudy sky. The scene features several large, light-colored industrial buildings with flat roofs. In the foreground, there is a large parking lot filled with cars. A prominent white number '01' is overlaid in the center of the image. The surrounding area includes grassy fields, some trees, and a road on the right side. The overall atmosphere is overcast.

01

PROPERTY OVERVIEW

PROPERTY SUMMARY



\$3,200,000
SALE PRICE



\$134
PRICE PER SF



2007
YEAR BUILT



±4.31 AC
LOT SIZE



±23,800 SF
RBA

PROPERTY SUMMARY

ADDRESS 3310 Win St,
Cuyahoga Falls, OH 44223

LOT SIZE ±4.31 AC

YEAR BUILT 2007

TOTAL SF ±23,800 SF

CONSTRUCTION Masonry/Metal

DRIVE IN DOORS 1 (8'x10')

CLEAR HEIGHT 17'



INVESTMENT HIGHLIGHTS

- Highly specialized Lab Facility purpose built for the Tenant, Summit Environmental Technology, in 2007
- The building is situated on a spacious 4.31-acre lot, offering ample room for future expansion
- Summit is a subsidiary of Alliance Technical Group, an entity backed by Morgan Stanley Investment Management.
- there has been countless investments back into the building since to ensure most updated technologies and testing capabilities.
- Attractive lease structure with landlord responsibilities limited to roof, parking lot, & structure



RENT ROLL

Suite	Tenant	Lease Start	Lease End	Square Footage	% of GLA	Contract Rental Rate			Annual Increases	Options
						Year	Month	\$ PSF/Yr		
1	Summit Environmental Technology	Oct-23	Oct-28	±23,800	100%	\$247,000	\$20,600	\$10.39	3%	Two, 2-year options with continuous 3% annual increases. Tenant must provide 90 days notice.
Occupied Totals - In Place					100%	\$247,000	\$20,600	\$10.39		
Totals				±23,800	100%	\$247,000	\$20,600	\$10.39		

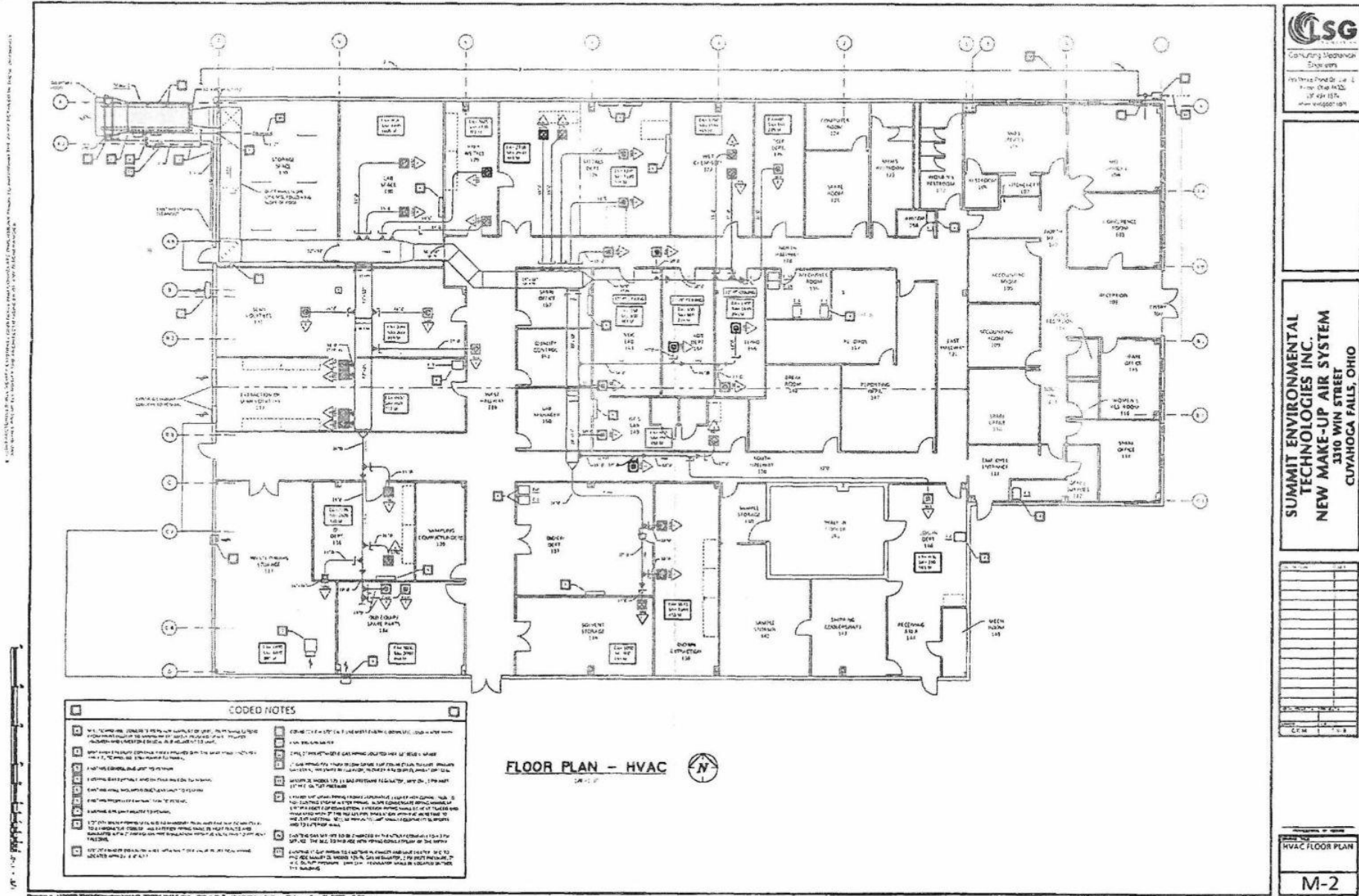
PROPERTY PHOTOS



INTERIOR PHOTOS



FLOOR PLAN





FRENCH MILL
319 UNITS

KLABEN AUTO STORES

UNITED STATES POSTAL SERVICE

Hydrotech™

BECKER

ata

Pneumatic Scale Angelus
A Barry-Wehmler Packaging Company

LINDEN
POLYURETHANE

PLASTIWIN
CAPITAL EQUIPMENT

STATE RD ± 12,200 VPD

INTER-ION, INC.

MOTION & CONTROL™
NSK

ASCOT PKWY

STEELASTIC®
TIRE TECHNOLOGY MOVING YOU FORWARD

SUBJECT PROPERTY



An aerial photograph of Cuyahoga Falls, Ohio, taken during the "golden hour" of sunset. The sky is a mix of soft orange, yellow, and light blue. The city skyline is visible in the background, with several prominent skyscrapers, including the tall, ornate Terminal Tower. In the foreground, a wide river flows through a lush green park area. A paved road with orange traffic cones runs alongside the river. The overall scene is vibrant and scenic.

03

MARKET OVERVIEW

CUYAHOGA FALLS, OH

OVERVIEW

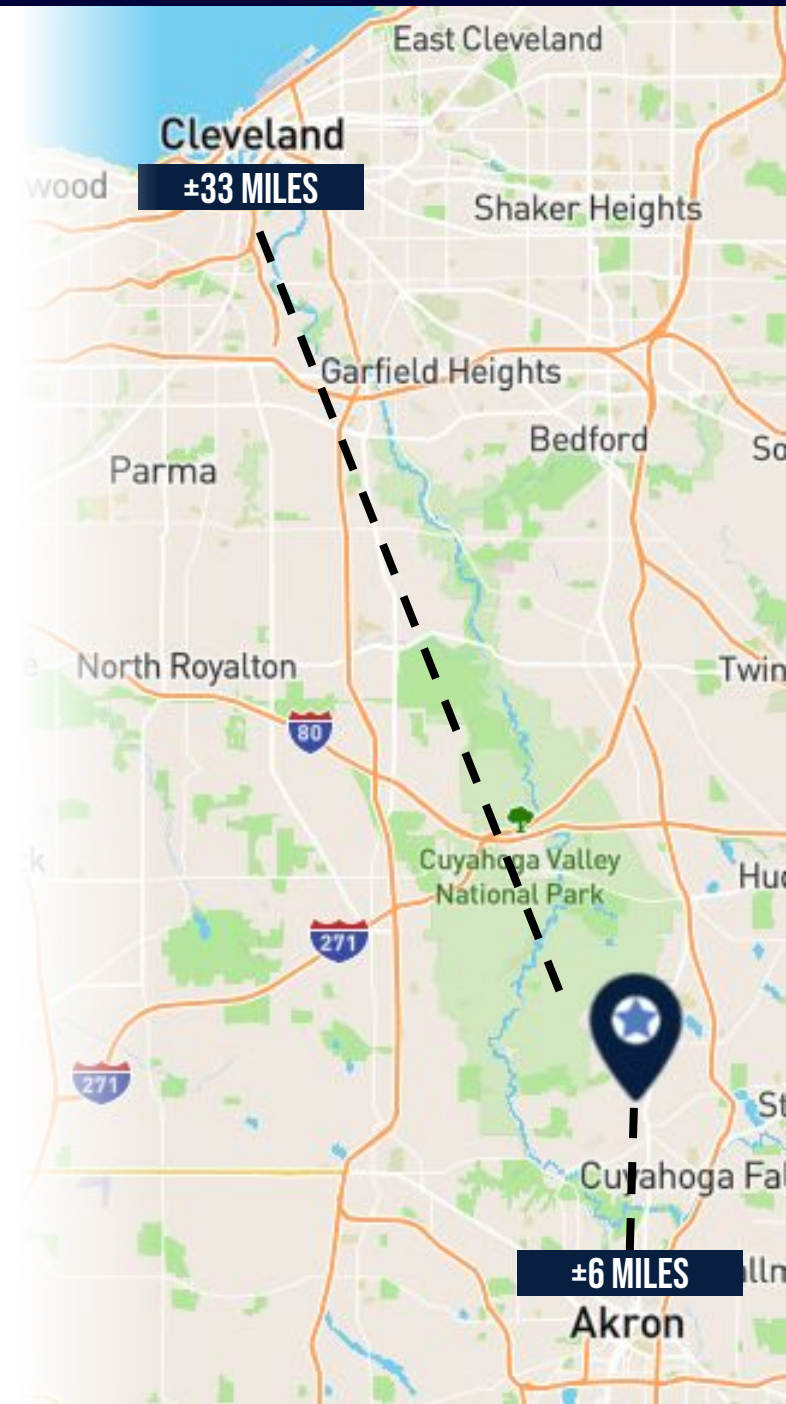
Cuyahoga Falls, OH, is strategically located in Northeast Ohio, just minutes from Akron and within close proximity to major transportation networks, including Interstates 76, 77, and 80 (the Ohio Turnpike). This connectivity provides industrial users with efficient access to regional and national markets, including Cleveland, Pittsburgh, and Columbus. The area is also supported by access to the Akron-Canton Airport and several rail lines, further enhancing its logistical advantages. Its central location in the Midwest makes it an appealing choice for businesses seeking efficient distribution channels.

The local economy in Cuyahoga Falls is supported by a mix of manufacturing, logistics, and service industries, with a historical focus on rubber and tire production due to its proximity to Akron, the “Rubber Capital of the World.” Over the years, the area has diversified its industrial base to include advanced manufacturing, automotive suppliers, and distribution centers, reflecting its adaptability to changing economic trends. Cuyahoga Falls also benefits from a skilled workforce, with training programs and educational institutions in the region providing talent to meet the needs of modern industrial operations.

The industrial real estate market in Cuyahoga Falls is characterized by steady demand, competitive lease rates, and a mix of traditional and modern facilities. Redevelopment efforts in the area have created opportunities for new industrial projects, while existing industrial parks continue to attract tenants seeking cost-effective solutions near major population centers. With a stable economic base, access to key transportation infrastructure, and a growing reputation as a hub for industrial activity, Cuyahoga Falls offers a solid foundation for investors and tenants in the industrial sector.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	5,974	53,356	144,047
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,599	25,178	65,391
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$114,440	\$102,962	\$100,761



CLEVELAND, OH MSA

OVERVIEW

Being the largest city on Lake Erie, Cleveland has an estimated population of 373,000 due to a substantial portion of the metropolitan population living outside of the central city. Serving as a port city, Cleveland grew as a major manufacturing center due to its seaway connection as well as numerous canal and railroad lines.

A blend of several cultures, the city is proud to have a public park system in which is the Cleveland Cultural Gardens. It is composed of 33 gardens, each representing a different ethnic group who has contributed to Cleveland's beauty. Today, each garden is regulated by people of its own ethnic group and aims to foster understanding between all people. The goal is to celebrate the multicultural diversity that makes Cleveland the world what it is today.

ECONOMY

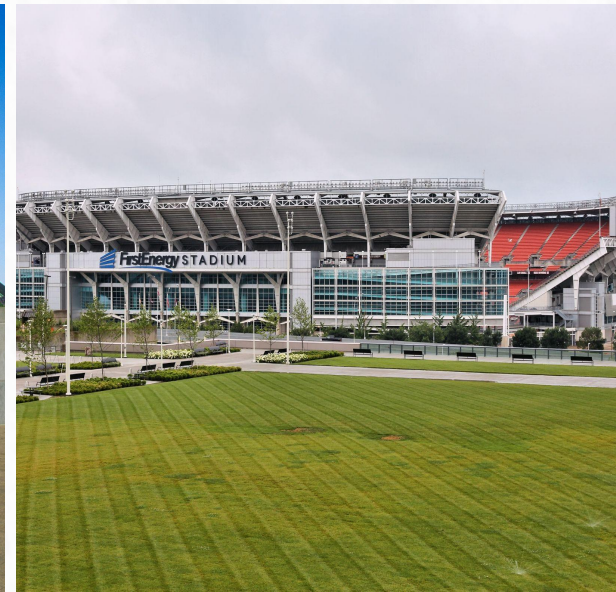
Cleveland's economy heavily relies on healthcare, biomedical, manufacturing, and higher education. The Cleveland Clinic is the biggest private employer in the state of Ohio and its medical sector was declared as one of America's best hospitals according to U.S. News & World Report. Additionally, the city is one of the top recipients of investments for biotechnology research, which is led by the Cleveland Clinic, University Hospitals of Cleveland, and the Case Western Reserve University. Cleveland is also proud to be home to major corporate headquarters like Progressive, Nordstrom, Sherwin-Williams Company, and NACCO industries. Furthermore, the city seems to be transitioning towards a more health-tech based economy with technology becoming a growing sector.



CLEVELAND CULTURE

Reputed for its art and culture scene, Cleveland is often referred to as the birthplace of rock and roll. Today, Cleveland is home to the Rock and Roll Hall of Fame, full of musical archives and memorabilia, which pays homage to its rich musical scene. Catch a show at the second-largest theater district outside of Broadway, stroll the Rock & Roll Hall of Fame, or marvel at the masterpieces housed at The Cleveland Museum of Art. From Broadway productions at Playhouse Square to the sounds of one of the “Big Five” orchestras of the United States, the pulse of arts and culture in Cleveland is strong enough to rival any city.

With dozens of ethnic, arts, and street festivals taking place year-round, locals and visitors alike can experience enough music, food, and culture to feel like a seasoned traveler. The 11-day Cleveland International Film Festival screens more than 200 new independent films while the Cleveland Asian Festival features free performances, demonstrations, vendors, and restaurants.



DOWNTOWN CLEVELAND

Downtown Cleveland is a great place to live, work, play and travel in part because of the bustling nightlife and growing food scene. Through world-class theater, award-winning cuisine, diverse entertainment acts, and culturally rich history, there is always something new to try. A diverse portfolio of attractions and events continues to draw millions of residents and visitors into the urban core. Downtown Cleveland is home to 5 live entertainment venues, 3 professional sports stadiums, 19 theaters, and over a dozen annual festivals and parades.

Cleveland is building a downtown in which residents, workers, and visitors can meet their daily needs within a 15-minute walk of where they live or work. Historic Euclid Avenue serves as the heart of a unique and authentic lifestyle center anchored by \$1.2 billion of investment attracted by Public Square, Playhouse Square's 1 million annual visitors, and 4 million annual transit riders.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3310 Win St, Cuyahoga Falls, OH 44223** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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