

For Sale

Single Tenant NNN Leased Asset

57,600 SF

9455 Rosemont Dr | STREETSBORO, OH 44241



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NEWMARK



Property Details



9455 Rosemont Dr STREETSBORO, OH 44241

This property, built by Geis Construction and renovated in 2024, features a 30' clear height and includes 1,500 SF office space with an HVAC-equipped warehouse. It sits on a 7.58 acre lot. The building is expandable by up to 18,000 SF. The market boasts a 4.0% vacancy rate with an impressive 879,971 SF of absorption recorded in Q2 2024. Only 72,000 SF of new product delivered. Average asking rents are \$6.22/SF. The property is priced below replacement costs and comes with a corporate guaranty from PODS. Originally built as a custom facility for PODS in 2005, it offers both value and opportunity in a competitive real estate landscape.

LOCATION



1.5 Miles to I-480



1.5 Miles to I-80



30 Miles to Cleveland

PROPERTY HIGHLIGHTS



57,600 SF on 7.58 AC



30' Clear Height



1,500 SF Office



BTS for PODS in 2005
Renovated in 2024



PODS Corporate Guaranty



Lease Expires December 31, 2031



Year 1 NOI - \$370,900

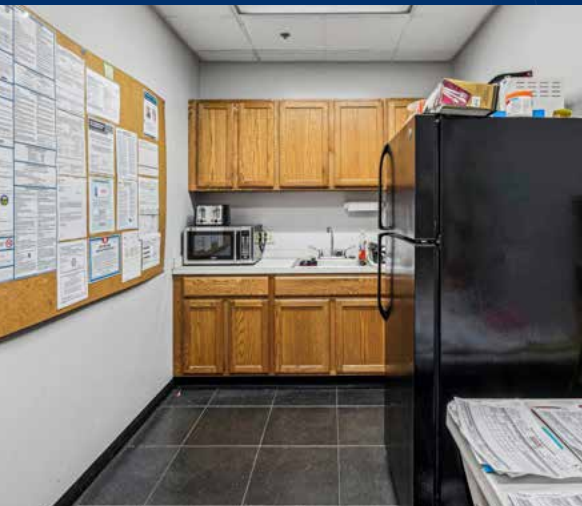
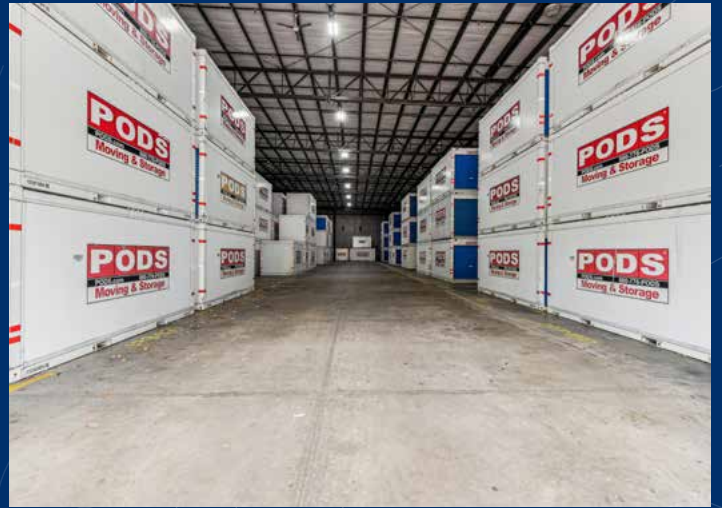
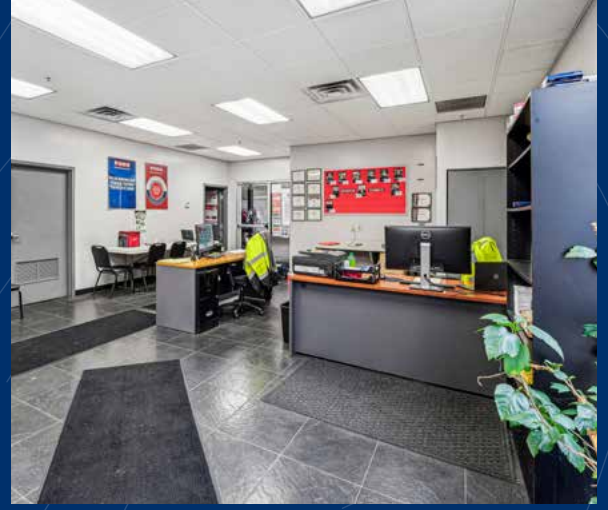


Priced Below Replacement Costs



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Property Details





Area Demographics

5-Mile Radius



57,290

POPULATION



\$109,894

MEDIAN HH INCOME



22,490

HOUSEHOLDS

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For more information, contact:

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