

TWO BUILDING INDUSTRIAL PORTFOLIO SALE

Properties can be Purchased Individually



200 Enterprise Drive, Newcomerstown, OH



126 New Pace Road, Newcomerstown, OH

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01

Pricing Summary & Investment Overview



200 Enterprise Drive, Newcomerstown, OH



126 New Pace Road, Newcomerstown, OH

Investment Overview

200 Enterprise Drive

Price/Cap Rate

Price (PSF)	\$3,500,000 (\$56.17)
Cap Rate	7.95%
Net Operating Income*	\$278,100 (\$4.46 PSF)

* NOI reflects January 1, 2025 annual rent. Seller to credit any gap rent.

Executive Summary

Address	200 Enterprise Drive Newcomerstown, OH
Use	Industrial
Rentable Building Area (SF)	62,310 SF
Acreage	5.0 Acres
Lease Term Remaining	6.1 years remaining
Ownership Interest	Fee Simple (Land & Building)

126 New Pace Road

Price/Cap Rate

Price (PSF)	\$2,400,000 (\$43.24)
Cap Rate	8.82%
Net Operating Income	\$211,667 (\$3.81 PSF)

Executive Summary

Address	126 New Pace Road Newcomerstown, OH
Use	Industrial
Rentable Building Area (SF)	55,500 SF
Acreage	2.557 Acres
WALT	1.1 years remaining
Ownership Interest	Fee Simple (Land & Building)

Portfolio Pricing

Price/Cap Rate

Price (PSF)	\$5,900,000 (\$50.08)
Cap Rate	8.30%
Net Operating Income ^{(1) & (2)}	\$489,767 (\$4.16 PSF)

(1) NOI reflects January 1, 2025 annual rent for Paragon at 200 Enterprise Drive. Seller to credit any gap rent.

(2) (1/1/2024- 12/31/2025) Paragon pays Landlord an additional \$1,400 per month as a loan repayment.

Portfolio Executive Summary

Use	Industrial
Rentable Building Area (SF)	117,810 SF
Acreage	7.56 Acres
WALT	3.8 years remaining
Ownership Interest	Fee Simple (Land & Building)

Properties can be Purchased Individually

02

200 Enterprise Drive



200 Enterprise Drive, Newcomerstown, OH



200 Enterprise Drive

200 Enterprise Drive is leased to a long-term tenant with a NNN lease. The building is a single-tenant warehouse, featuring two spacious clear span bays, 100' x 200' and 100' x 400', with an eave height of 18' extending up to 21' at the center. The property includes three docks equipped with levelers and four ground-level power doors, each measuring 28'x14'.

The entire facility is outfitted with a sprinkler system and powered by a 400 Amp 480/277 Volt 3-Phase power supply. Additionally, the property comes with a outside storage area and a 15,000 SF loading pad.

PROPERTY HIGHLIGHTS



62,310 SF
Building Size



5.0 ACRES
Land Size



INDUSTRIAL
Zoning



WAREHOUSE
Space Use



50
Parking Spaces



1989
Year Built



100.0%
Current
Occupancy



\$270,000
Net Operating
Income

Rent Roll

TENANT	SQ. FT	CURRENT RENT	RENT PSF	RENT INCREASES						COMMENCE DATE	EXPIRE DATE	LEASE TERM REMAINING	OPTIONS REMAINING	LEASE STRUCTURE
				DATE	INCREASE %	RENT	PSF	MONTHLY RENT	PSF					
Paragon <small>(1) & (2)</small>	62,310	\$270,000	\$4.33	1/1/2025	3.0%	\$278,100	\$4.46	\$23,175	\$0.37	1/1/2024	12/31/2030	6.1	None	NNN
				1/1/2026	3.0%	\$286,443	\$4.60	\$23,870	\$0.38					
				1/1/2027	3.0%	\$295,036	\$4.73	\$24,586	\$0.39					
				1/1/2028	3.0%	\$303,887	\$4.88	\$25,324	\$0.41					
				1/1/2029	3.0%	\$313,004	\$5.02	\$26,084	\$0.42					
				1/1/2030	3.0%	\$322,394	\$5.17	\$26,866	\$0.43					
TOTALS	62,310	\$270,000	\$4.33								6.1			

(1) Lessee shall be responsible for the maintenance and repair of the foundation, roof and roof structure of the Building up to an aggregate maximum expenditure of \$20,000.00 per year. Lessor responsible for any overage.

(2) (1/1/2024- 12/31/2025) Paragon pays Landlord an additional \$1,400 per month as a loan repayment.

Tenant	HQ	# Locations	Overview
	Houston, TX	12	<p>Paragon Integrated Services Group (PISG) is a leading entity specializing in providing comprehensive integrated services for the oil and gas industry. Established with a vision to offer top-notch solutions, PISG has built a reputation for excellence and reliability in the sector. Key services provided include: Engineering Services, Project Management, Operational Support, Maintenance Services, Consultancy.</p> <p>Number of Locations:</p> <p>Paragon Integrated Services Group has a strong presence across multiple locations. As of the latest update, PISG operates out of 12 locations strategically placed to maximize service delivery and operational efficiency.</p> <p>Website: www.paragonservicesgroup.com</p>

Additional Images



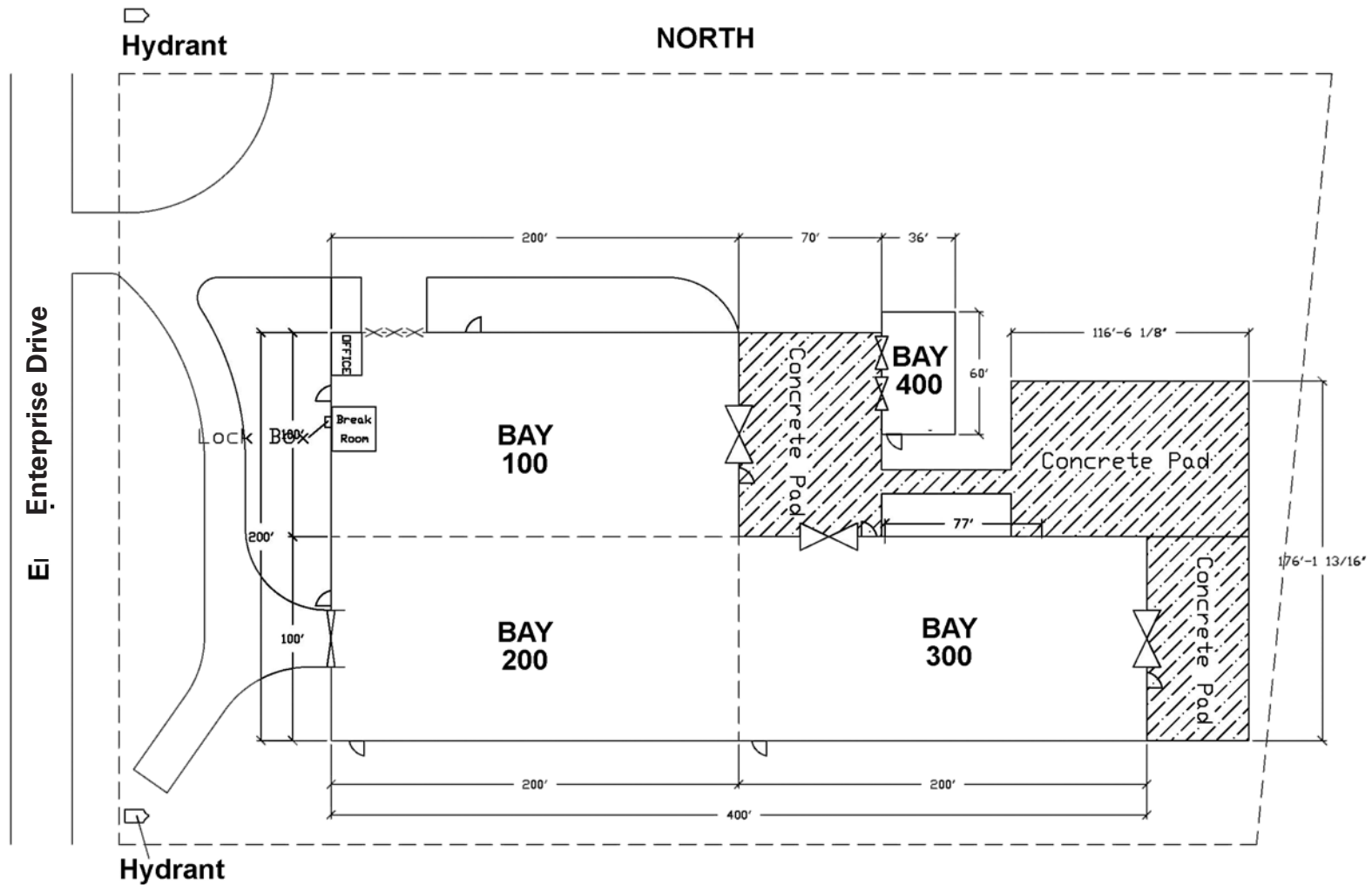
Site Plan

200 Enterprise Drive, Newcomerstown, OH

SPECIFICATIONS

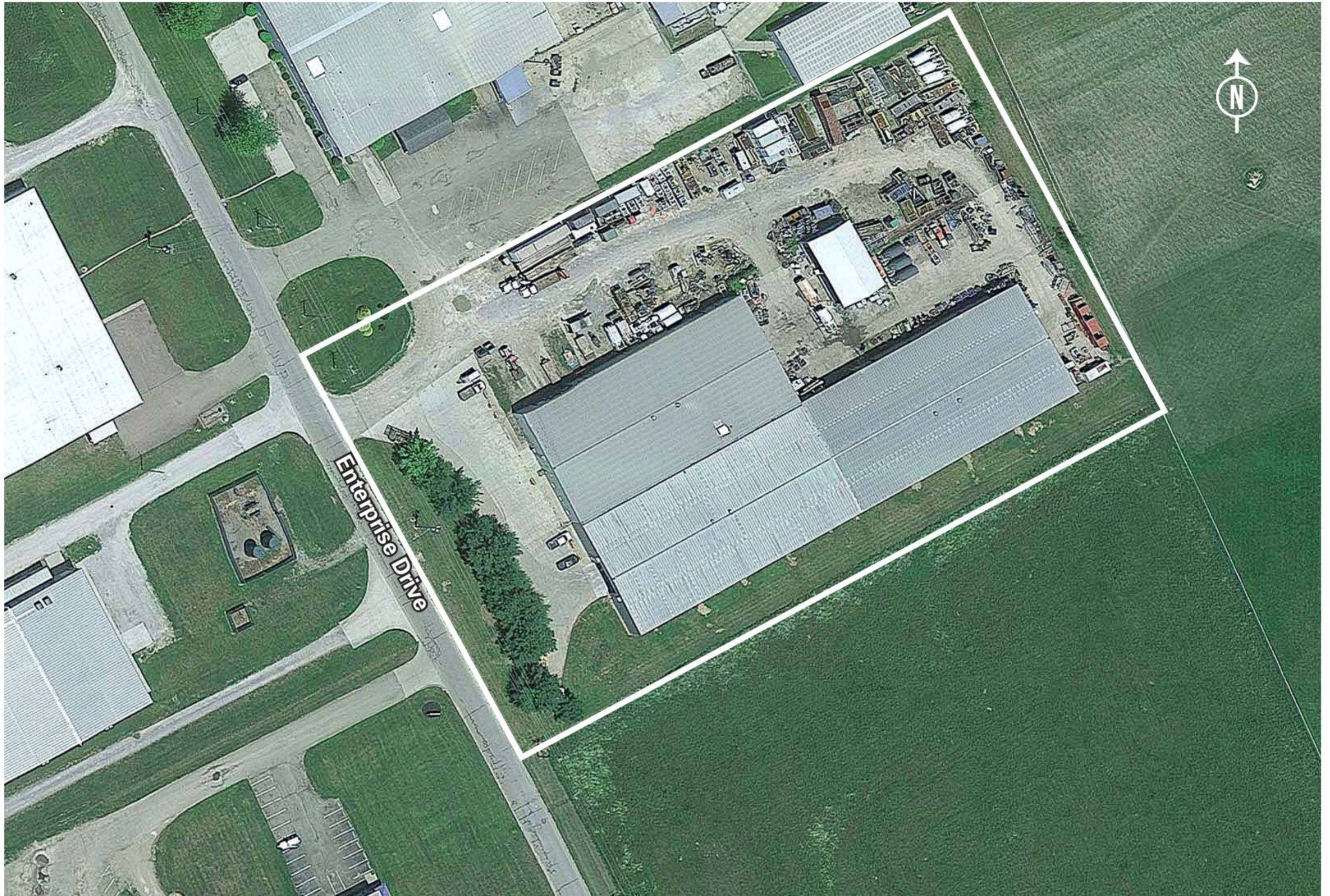
- Eaves run 18' to 21' to center
- Each bay 100' wide clearspan
- Outside pad for future expansion
- Entire building sprinklered
- Three (3) docks
- Four (4) 28'x14' ground level doors

62,310 SF Building on 5 Acres



Aerial

200 Enterprise Drive, Newcomerstown, OH



03

126 New Pace Road



126 New Pace Road, Newcomerstown, OH



126 New Pace Road

126 New Pace Road, a multi-tenant facility with six docks and four drive-in doors. An appealing aspect for any buyer is the fact that this facility is fully leased, presenting an immediate return on investment.

The property includes a sprinkler system and varied ceiling heights, ranging from 14' to 21', further enhanced by Bay #4's clear span construction. Electrical capacity is ample, with Bay #1 boasting a 1200 Amp, 240 Volt, 3-Phase system, and Bay #3 equipped with a 600 Amp, 480/277 Volt, 3-Phase power supply.

PROPERTY HIGHLIGHTS



55,500 SF
Building Size



2.557 ACRES
Land Size



INDUSTRIAL
Zoning



WAREHOUSE
Space Use



395
Parking Spaces



1972
Year Built



100.0%
Current Occupancy



\$
Net Operating Income

Rent Roll

BAY #	TENANT	SQ. FT	CURRENT RENT	RENT PSF	RENT INCREASES						COMMENCE DATE	EXPIRE DATE	LEASE TERM REMAINING	OPTIONS REMAINING	LEASE STRUCTURE
					DATE	INCREASE %	RENT	PSF	MONTHLY RENT	PSF					
Bay 1	R.J. Wright & Sons	12,500	\$60,060	\$4.80	5/1/2025	3.0%	\$61,860	\$4.95	\$5,155	\$0.41	5/1/2023	4/30/2026	1.5	Gross	None
Bay 2 & 3	U.W.S., Inc.	30,000	\$115,200	\$3.84	-	-	-	-	-	-	6/1/2022	5/30/2025	0.5	Gross	None
Bay 4	Oak Point, LLC	13,000	\$60,600	\$4.66	-	-	-	-	-	-	8/1/2023	7/31/2026	1.7	Gross	None
TOTALS		55,500	\$235,860	\$4.25									1.1		

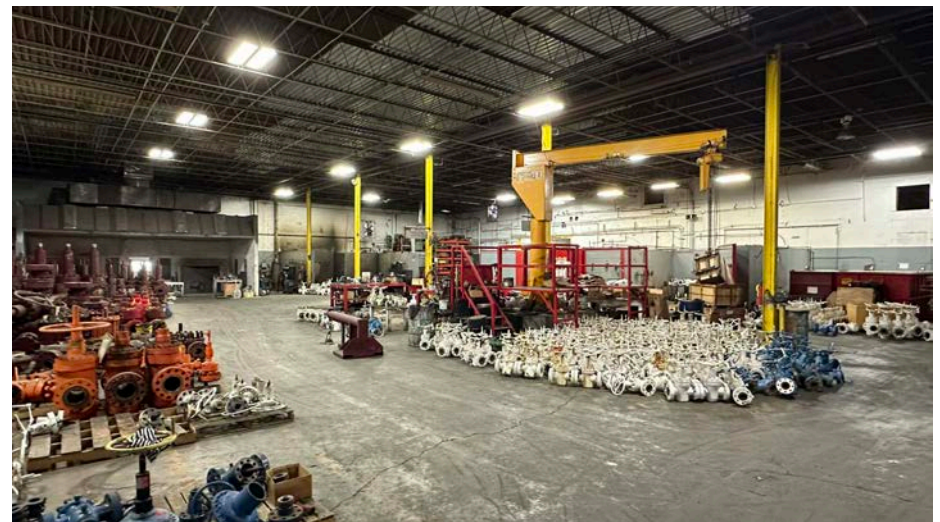
Tenant	HQ	# Locations	Overview
	Newcomerstown, OH	3	<p>R.J. Wright & Sons is a reputable, family-owned fuel business specializing in fuel delivery, tanks and accessories, diesel exhaust fluid, industrial lubricants, and heating oil. Founded in 1969, the business has remained family owned with the 3rd generation of Wright’s now managing the day-to-day operations. The business operates out of three bulk plants Newcomerstown, New Philadelphia, and Caldwell all in OH.</p> <p>Website: www.rjwrightandsons.com</p>
	Oklahoma City, OK	15	<p>United Well Services, Inc. (UWS) is a prominent service provider in the oil and gas industry, specializing in well stimulation and completion services. With a focus on innovation and efficiency, UWS has earned a reputation for delivering high-quality services that optimize well productivity and operational success.</p> <p>Website: www.unitedwellservices.com</p>
	Newcomerstown, OH	1	<p>Oak Pointe’s vision is clear to lead the industry in quality, American-made, custom millwork and stair parts. The team strives to set the standard for quality and custom capabilities in design, efficiency, and execution for custom millwork. The company specializes in stair parts and components, but has the capability and experience to tackle any and all millwork. Oak Pointe has been in continuous operation since 1996.</p> <p>Website: www.stairpartsandmore.com</p>

Transaction Summary

(in USD)	Pro-Forma	PSF
Base Rents		
R.J. Wright & Sons	\$60,060	\$1.08
U.W.S., Inc.	\$115,200	\$2.08
Oak Point, LLC	\$60,600	\$1.09
Total Base Minimum Rent	\$235,860	\$4.25
Expense Reimbursement		
R.J. Wright & Sons	-	-
U.W.S., Inc.	-	-
Oak Point, LLC	-	-
Utility Reimbursement		
R.J. Wright & Sons	-	-
U.W.S., Inc. ⁽¹⁾	\$23,400	\$0.42
Oak Point, LLC	-	-
Total Reimbursement	\$23,400	\$0.42
Total Revenue	\$259,260	\$4.67
Operating Expenses		
CAM Contribution	-	-
Management Fee	-	-
Taxes	\$17,084	\$0.31
Insurance	\$8,909	\$0.16
Utilities	\$21,600	\$0.39
Misc Expense	-	-
Total Operating Expenses	\$47,593	\$0.86
Net Operating Income	\$211,667	\$3.81



126 New Pace Road, Newcomerstown, OH

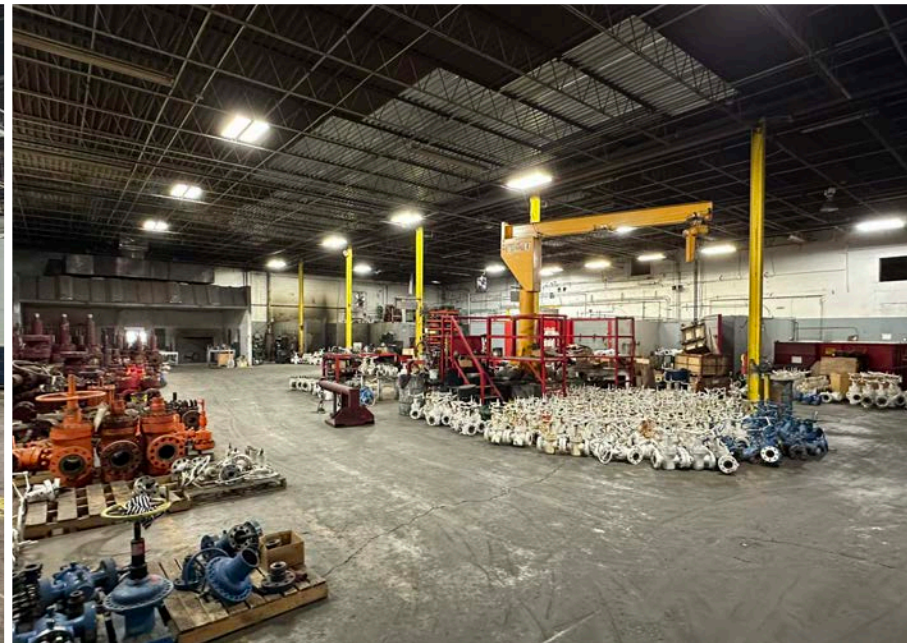
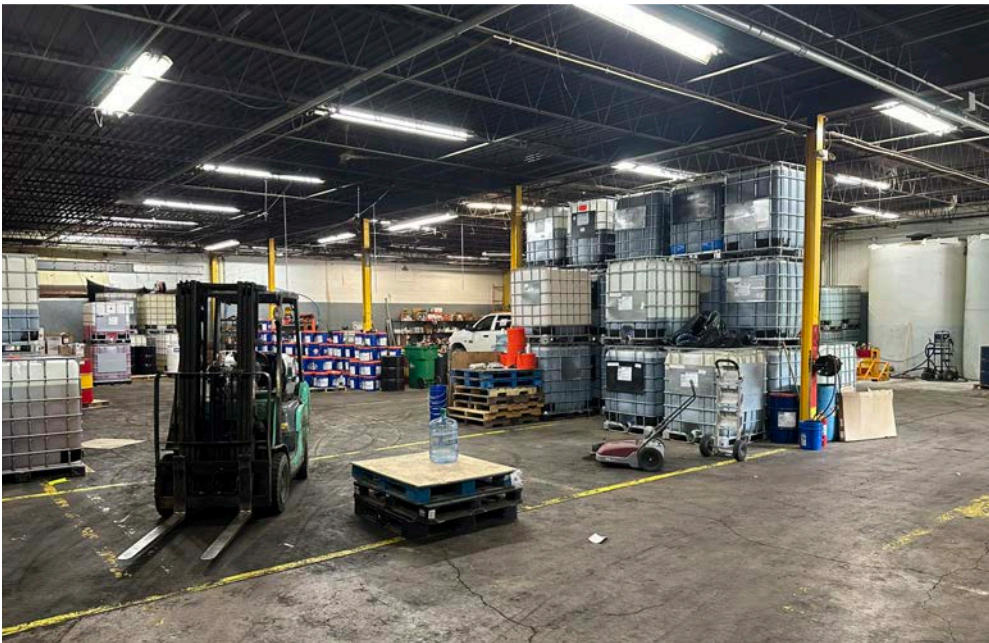


Footnotes:

(1) In addition to current rent, U.W.S., Inc. pays \$1950/mo towards utilities

Additional Images

126 New Pace Road, Newcomerstown, OH



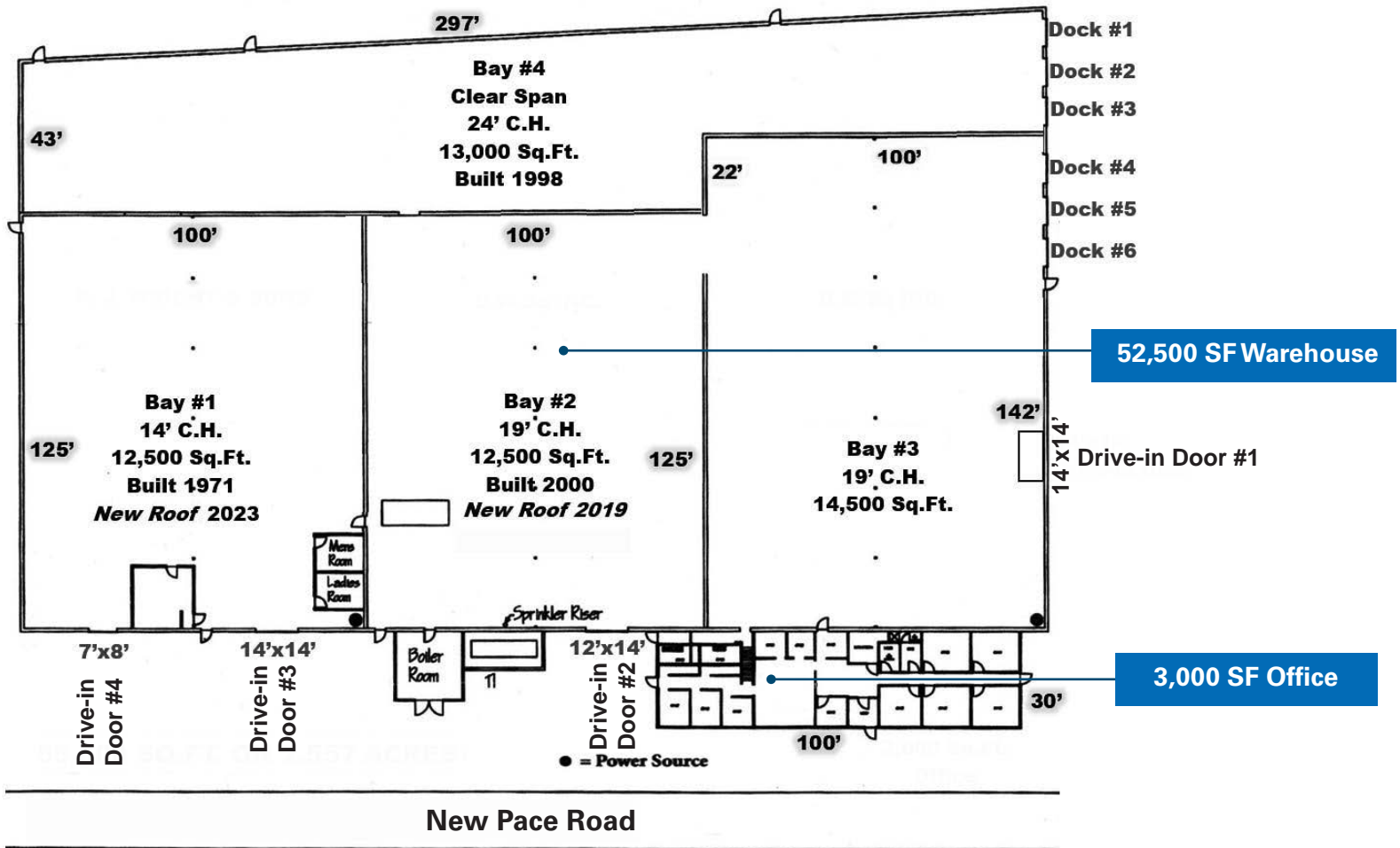
Floor Plan

126 New Pace Road, Newcomerstown, OH

SPECIFICATIONS

- Attractive 3,000 SF office
- 14' to 24' clearance
- Sprinklered throughout
- Four (4) Drive-in Doors
- Six (6) Docks
- Newly roofed sections in 2023 & 2019 with 15 to 20 year warranties

52,500 SF Building on 2.557 Acres



Aerial

126 New Pace Road, Newcomerstown, OH

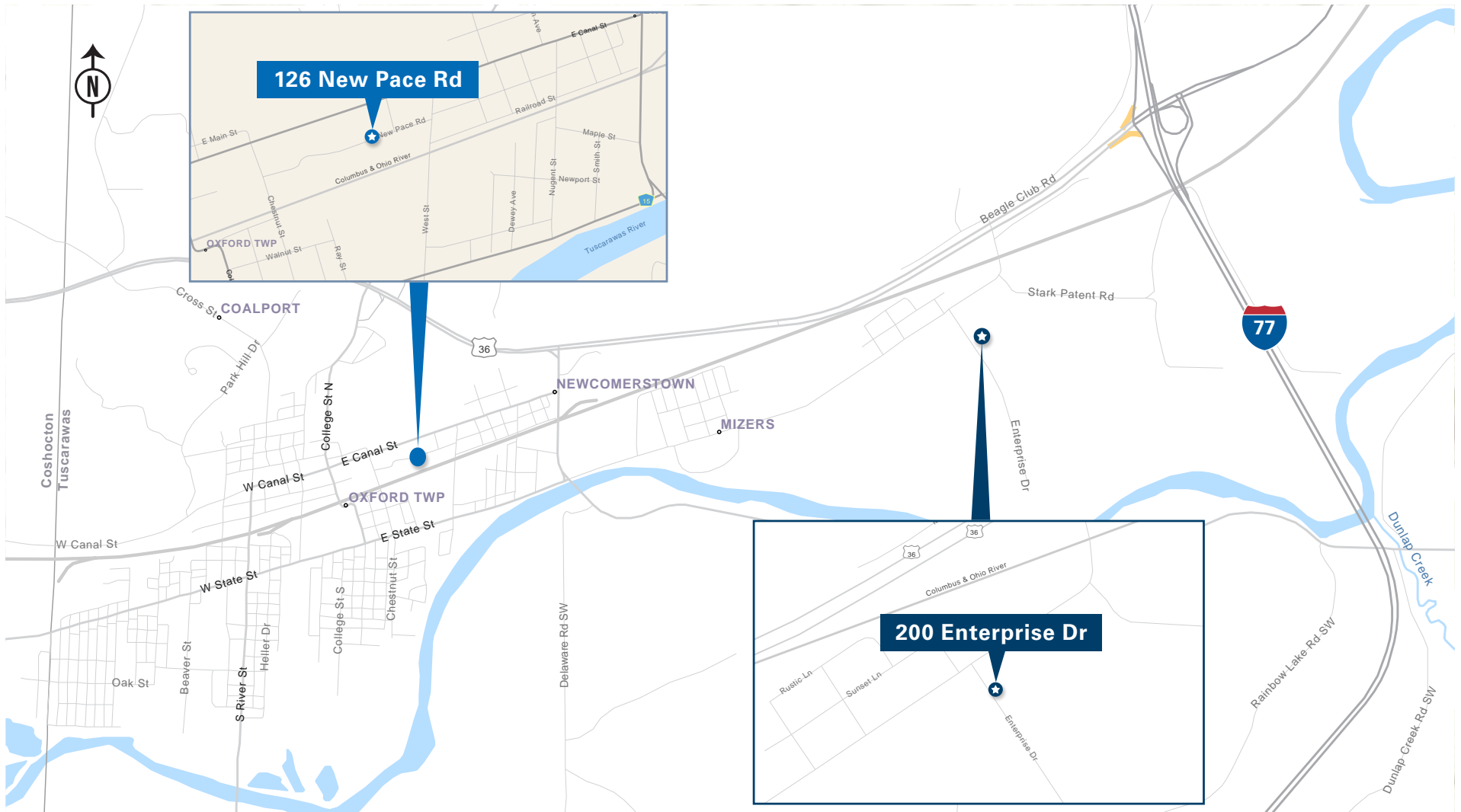


04

Market Overview



Portfolio Map





Newcomerstown, Ohio

Market Overview - Newcomerstown, OH

Newcomerstown, OH

Newcomerstown, Ohio is a vibrant community with promising investment opportunities for those looking to expand their real estate portfolio. Nestled in the heart of Tuscarawas County, this charming small town offers a unique blend of historical richness, economic stability, and growth potential that makes it an attractive destination for both residential and commercial investors.

Newcomerstown is strategically located, offering easy access to major highways and cities. Its proximity to urban centers like Columbus, Cleveland, and Pittsburgh provides convenient connectivity, opening up a range of possibilities for businesses and residents alike. This accessibility, combined with the town's peaceful setting, makes it a compelling choice for individuals and families seeking a balanced lifestyle, as well as companies looking for a strategic business location.

The economic environment in Newcomerstown is characterized by a supportive community and a proactive approach to development. The town has a diverse economic base, with sectors ranging from manufacturing and retail to healthcare and education. Recent initiatives aimed at economic revitalization and infrastructure improvement have sparked a new wave of development, indicating a bright future for the local market.

Newcomerstown, Ohio, with its mix of small-town charm, strategic location, and untapped market potential, offers a fertile ground for real estate investment. Whether you're looking to embark on residential projects, commercial real estate, or revitalization efforts, Newcomerstown provides a compelling landscape to grow your investment.

Newcomerstown Industrial Portfolio

Net Lease Capital Markets

Matt Berres

Vice Chairman

t 949-608-2066

matt.berres@nmrk.com

Samer Khalil

Director

t 949-608-2042

samer.khalil@nmrk.com

Karick Brown

Associate

t 949-608-2175

karick.brown@nmrk.com

Industrial Capital Markets

Terry Coyne, SIOR, CCIM*

Vice Chairman

t 216-218-0259

terry.coyne@nmrk.com

Derek Lichtfuss

Managing Director

t 614-883-1239

derek.lichtfuss@nmrk.com

* Broker of Record: OH RE Lic. #2012000496

Corporate Lic. #01355491

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