



6700 MORGAN AVE CLEVELAND, OH 44127

INDUSTRIAL PROPERTY
OWNER USER



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OFFERING MEMORANDUM

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EXCLUSIVELY PRESENTED BY



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EXECUTIVE SUMMARY

6700 Morgan Ave in Cleveland, Ohio presents an exceptional owner-user opportunity, offering a 1.25-acre industrial site improved with three buildings totaling 22,444 SF. The property features a functional combination of a 12,444-SF primary structure and two additional 5,000-SF buildings, all on a single level with 24-foot clear height, and flexible open layouts. Zoned LI (Light Industrial), the site allows low-impact industrial uses such as warehousing, manufacturing, fabrication, and related commercial activities that do not produce significant noise, odor, or heavy traffic. Its strategic Cleveland location provides access to major interstate routes, a deep industrial labor pool, and an established commercial corridor, making 6700 Morgan Ave a rare, well-positioned industrial asset ideal for companies seeking functionality, accessibility, and room for future operational growth.



THE OFFERING

Building SF	22,444 SF
Year Built	1980
Lot Size (Acres)	1.25
Parcel ID	12530077
Zoning Type	LI
Clear Height	24'
Drive Ins	6

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INVESTMENT HIGHLIGHTS

Prime Location & Accessibility: Situated in a strategic Cleveland industrial corridor, the site offers excellent access to major interstate routes, a deep labor pool, and established commercial infrastructure.

Expansive Space: The 1.25-acre property includes 22,444 SF across three single-story buildings—one 12,444-SF structure and two 5,000-SF buildings—providing ample operational capacity.

Strategic Features: Flexible open layouts across all structures create efficient workflow potential and support a variety of owner-user operational setups.

Industrial Infrastructure: With 24-foot clear height and functional building configurations, the property offers strong industrial capability suitable for manufacturing, storage, and distribution.

Zoning Advantage: Zoned LI (Light Industrial), the property supports low-impact industrial uses such as warehousing, manufacturing, fabrication, and related commercial activities.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$69,264	\$70,134	\$72,238	\$74,405	\$76,637	\$78,937
TAX & INS; MANGEMENT FEE	\$19,181	\$19,565	\$19,956	\$20,355	\$20,763	\$21,178
EFFECTIVE GROSS REVENUE	\$88,445	\$89,699	\$92,194	\$94,761	\$97,400	\$100,114
OPERATING EXPENSES						
PROPERTY TAX	\$11,326	\$11,553	\$11,784	\$12,019	\$12,260	\$12,505
INSURANCE	\$7,855	\$8,013	\$8,173	\$8,336	\$8,336	\$8,673
TOTAL OPERATING EXPENSES	\$19,181	\$19,565	\$19,956	\$20,355	\$20,763	\$21,178
NET OPERATING INCOME	\$69,264	\$70,134	\$72,238	\$74,405	\$76,637	\$78,937

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RENT ROLL

6601 WILBANKS RD. RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Traffic Management, INC	22,444	\$68,091	\$3.09	07/15/2023	07/14/2026
TOTAL		22,444	\$68,091			



TENANT SUMMARY

Traffic Management, Inc.

TMI is the largest privately owned minority traffic control provider in the U.S., offering full-service traffic management and 24/7 emergency response. Our TM-Soft platform gives clients real-time project updates, crew info, and location mapping for efficient, seamless job execution.



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	07/15/2023
Lease Expiration	07/14/2026
Base Term Remaining	1 years
Options	One (1) three (3) year renewal option
Rental Increase	+3% Annually

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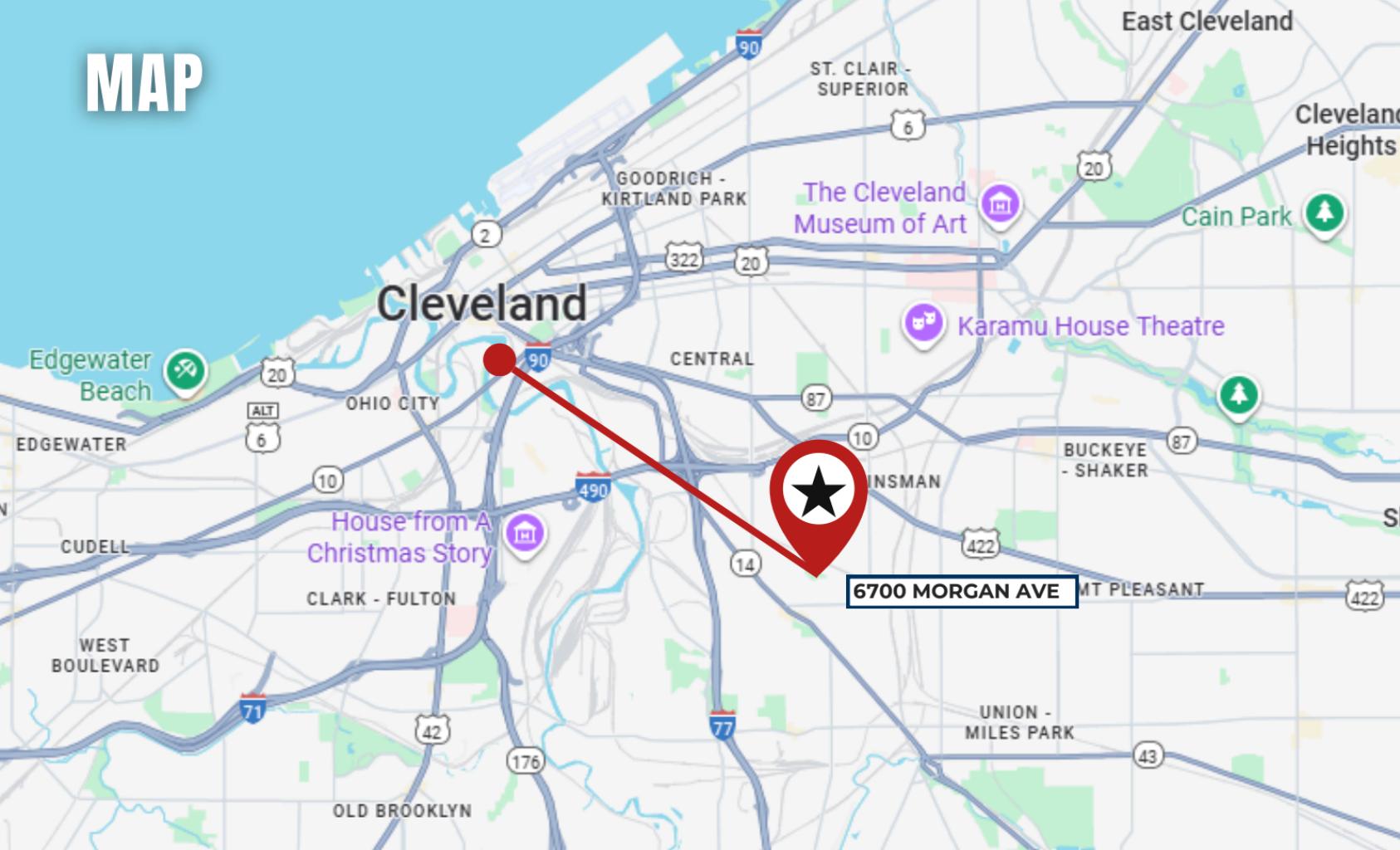
ABOUT CLEVELAND, OH

Cleveland, Ohio is a cost-competitive Midwestern industrial hub with strong multimodal logistics, including interstate access, rail, and the Port of Cleveland. These advantages support a resilient industrial real estate market characterized by tight vacancy, stable tenant demand, and increasing interest in modern distribution and advanced manufacturing facilities, especially in submarkets like Solon, Twinsburg, Strongsville, Mentor, and the airport corridor. Older industrial buildings are often targeted for redevelopment as companies seek upgraded space.

Meanwhile, the office market remains soft, particularly downtown, where remote-work pressures and aging inventory have elevated vacancy and slowed leasing. Suburban Class A office locations such as Independence, Brecksville, and Beachwood perform better due to accessibility and lower occupancy costs. Healthcare, biotech, and institutional activity tied to the Cleveland Clinic and local universities provide some stability. Overall, Cleveland's commercial and industrial landscape offers attractive yields and value-add opportunities—especially in industrial assets and adaptive reuse projects—while long-term fundamentals are supported by diversified manufacturing, strong logistics, and relatively low business costs.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	10,875	99,661	320,282
2024 ESTIMATE	10,978	97,804	317,234
2029 PROJECTION	10,803	95,703	311,010
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	4,477	44,764	142,952
2024 ESTIMATE	4,469	43,888	142,797
2029 PROJECTION	4,385	42,893	140,081
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$32,279	\$45,168	\$59,223

MAP



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