

A Newmark Industrial Investment Opportunity
For Sale | 15501 Industrial Pkwy., Cleveland, OH

**15501
INDUSTRIAL
PARKWAY**

Cleveland, Ohio

Sale Price: \$80/SF | Cap Rate: 6.87%

NEWMARK

Offering Memorandum

Terry **COYNE**.com

Offering Process

Exclusive Representation

Newmark is exclusively representing the seller in this transaction.

Offer Requirements

Ownership is a market-oriented Seller with expectations that are consistent with the quality of the asset and the unique nature of the opportunity.

All offers should include:

- Purchase price and approval process
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

Co-Broker Commission

Any Purchaser which is represented by a broker is responsible to compensate the broker.

Communication

All communications, inquiries and requests should be addressed to the Newmark Team, as representatives of the Seller.

Call for Offers



Terry Coyne

Executive Vice Chairman

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01 Executive Summary



Executive Summary

Newmark, as exclusive broker, is pleased to present 15501 Industrial Parkway, a 250,597 SF, manufacturing facility in Cleveland, Ohio.

The Property is 100% leased to an established cotton-based products company with a presence across the U.S., providing immediate in-place income and operational stability for investors seeking durable cash flow.

Positioned in a strategic industrial corridor on Cleveland's west side, the Property benefits from established industrial parks and manufacturing facilities, supported by strong utility infrastructure including heavy power capacity suitable for intensive manufacturing operations. The submarket benefits from an established workforce drawn from surrounding residential neighborhoods and adjacent communities.

Located neighboring Old Dominion Freight Line, Cleveland Hopkins International Airport, and the intersection of Interstate 71 and Interstate 480, this Property has exceptional connectivity to the regional interstate network, facilitating efficient access across the Cleveland metro and broader Ohio markets.

The property is being offered on an all-cash basis. Investors should base their offers on an "As Is, Where Is" condition of the property.

Total Footprint
250,597 SF

Site Acres
11.78 Acres

Year Built
1969

Occupancy
100%

Lease Term Remaining
5.4 Years

Lease Type
Triple Net Lease



02 Property Overview

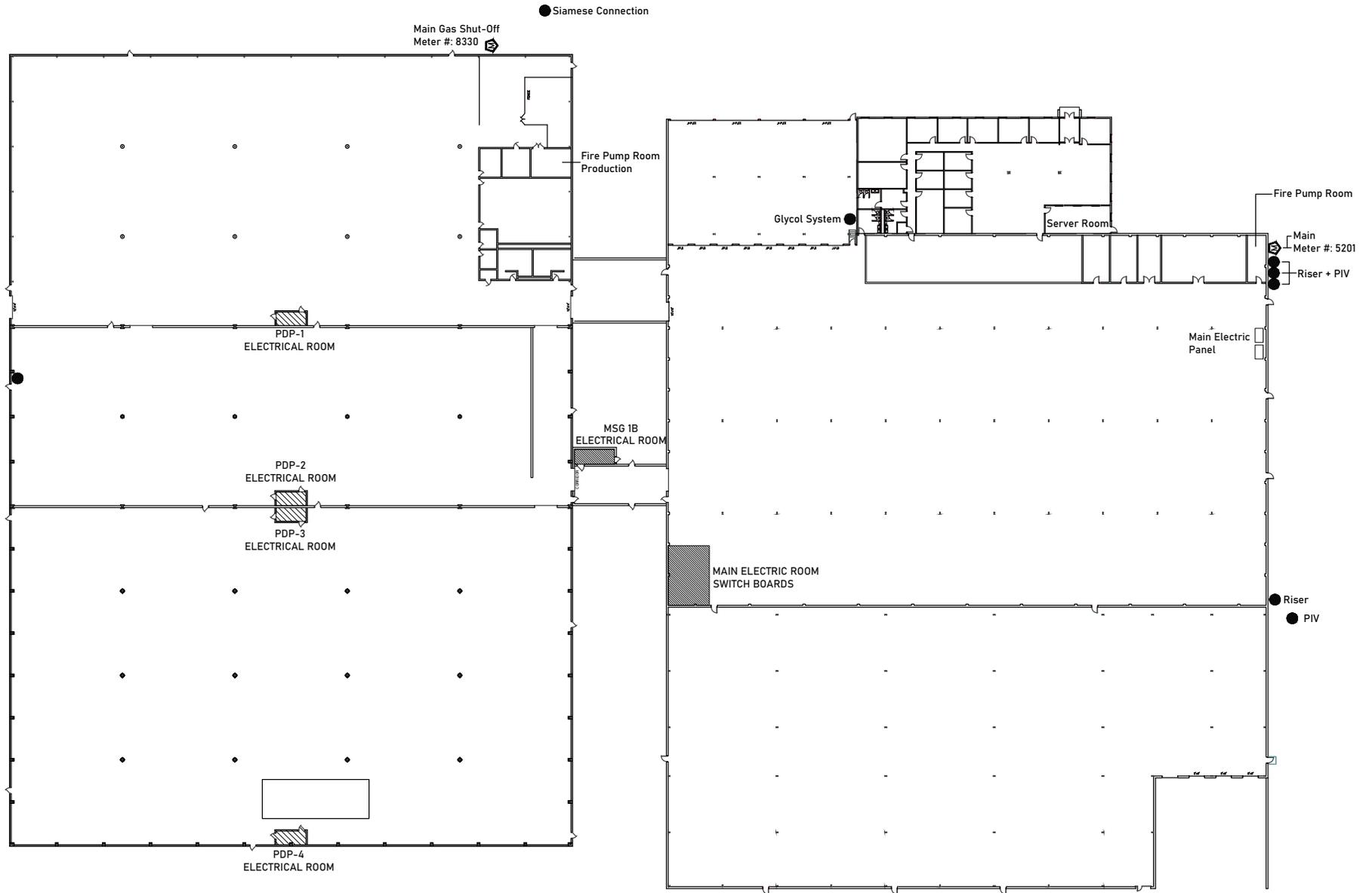


Property Details

Total Building Size	250,597 SF
Warehouse Size	239,405 SF
Office Size	12,015 SF
Site Area	11.78 AC
Docks	12 total docks (4 exterior docks 8 covered docks)
Drive-in Doors	2 drive-in doors
Car Parking Spaces	285 surface spaces
Office Ceiling Height	15 FT
Warehouse Ceiling Height	25-30 FT
Clear Height	22 FT
Power	3,000amp/480volt, heavy power

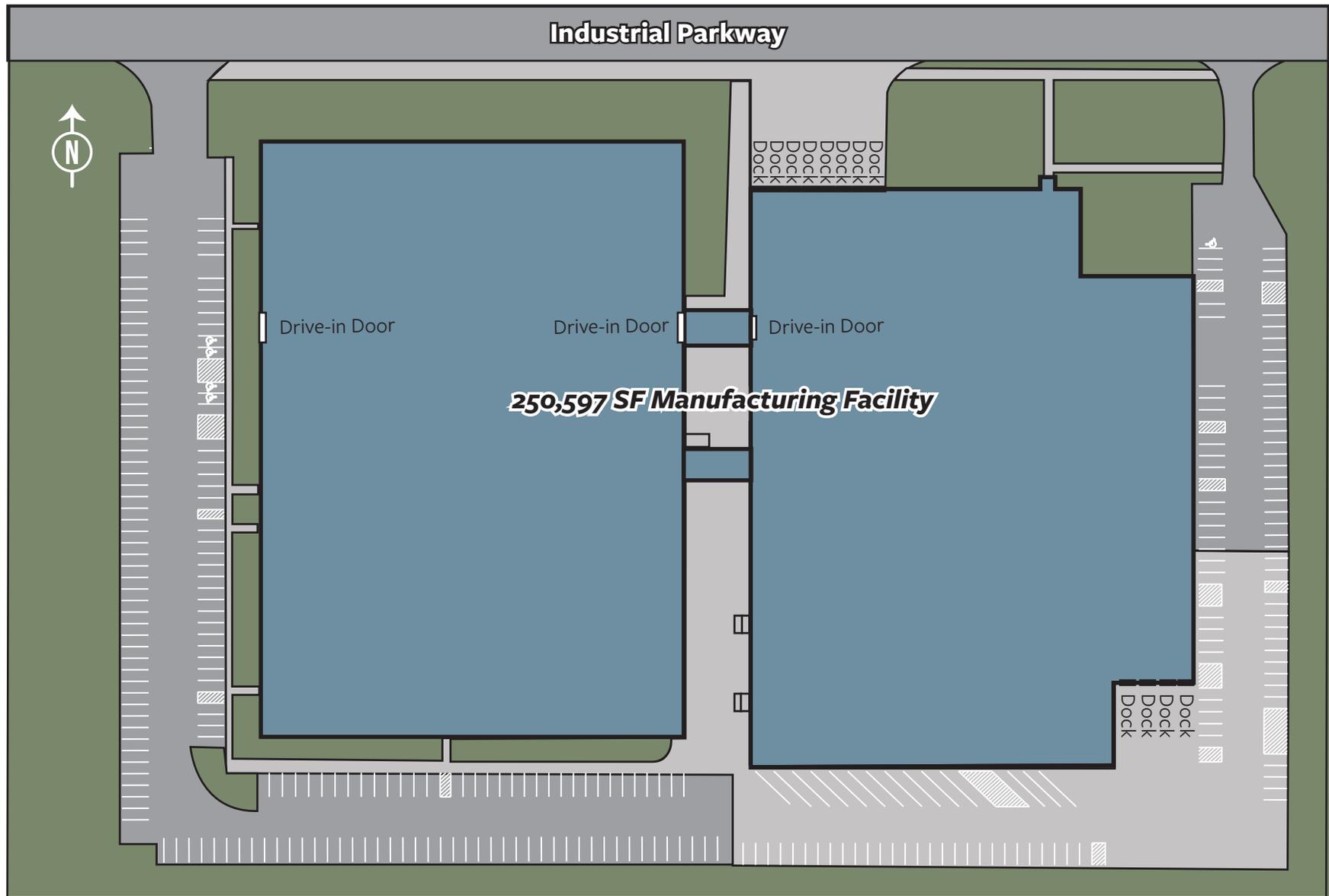
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Floor Plan



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Site Plan



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Investment Highlights



100% Leased

This manufacturing facility represents a rare opportunity to acquire a stabilized, income-producing industrial asset with a tenant who has demonstrated exceptional loyalty and operational dependence on the property since 1991. The combination of long-term tenancy, mission-critical use, and full occupancy makes this asset a compelling choice for investors seeking durable cash flow and minimal management risk.

Strategic Location

Excellent location directly neighboring Old Dominion Freight Line, Cleveland Hopkins International Airport, and the intersection of Interstate 71 and Interstate 480, provides immediate access to key regional markets such as Columbus, Toledo, Detroit, and Pittsburgh.

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03 Tenant Profile

Tenant Profile

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04 Photo Tour



Photos



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Photos



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05 Market Overview



Cleveland Industrial Market

Cleveland remains a cornerstone of Midwest manufacturing and distribution, with strong infrastructure and access to major highways, rail, and ports. The industrial market offers a rare blend of stability and yield. With vacancy rates normalizing, rents growing steadily, and cap rates well above national benchmarks, investors can capture strong cash flow today.

Northeast Ohio consists of 16 counties and is home to approximately 4.5 million people, with a labor pool of over 2 million people. Ohio boasts the seventh largest economy in the U.S. and it's only growing. Ohio consistently ranks as one of the best states for business due to the state's commitment to investing in and supporting the businesses that call it home.



Q4 2025 Cleveland Industrial Base

5.8%

Vacancy Rate

295.27 Million

Total Square Feet

587,335 SF

Under Construction

Q4 2025 Downtown Industrial Submarket

4.5%

Vacancy Rate

66,127,081

Total Square Feet

50,000 SF

Under Construction

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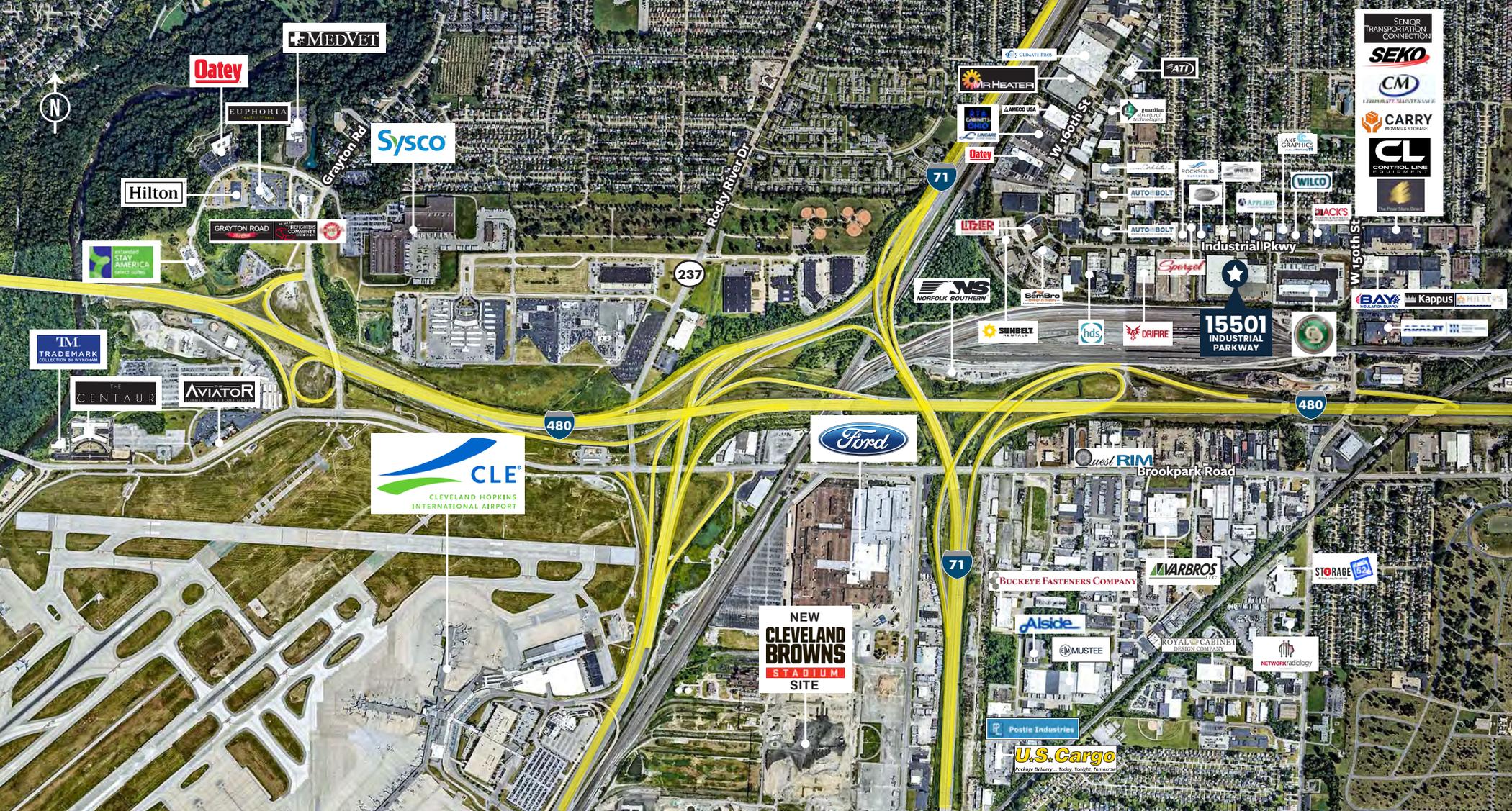
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Cleveland Employment Overview (15-Mile Radius)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 1,176,431 Population	 23.8% High School Diploma	 \$68,509 Median Household Income	 64.9% White Collar	 16.1% Services
 41.4 Median Age	 27.5% Some College	 \$44,281 Per Capita Income	 19.1% Blue Collar	 4.4% Unemployment Rate
 519,202 Households	 37.2% Bachelors/Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$57,281 Median Disposable Income		 16.0% Spend 7+ hours commuting to and from work per week	 42,904 Total Businesses	 702,566 Total Employees

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Industrial Area Overview



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Regional Map

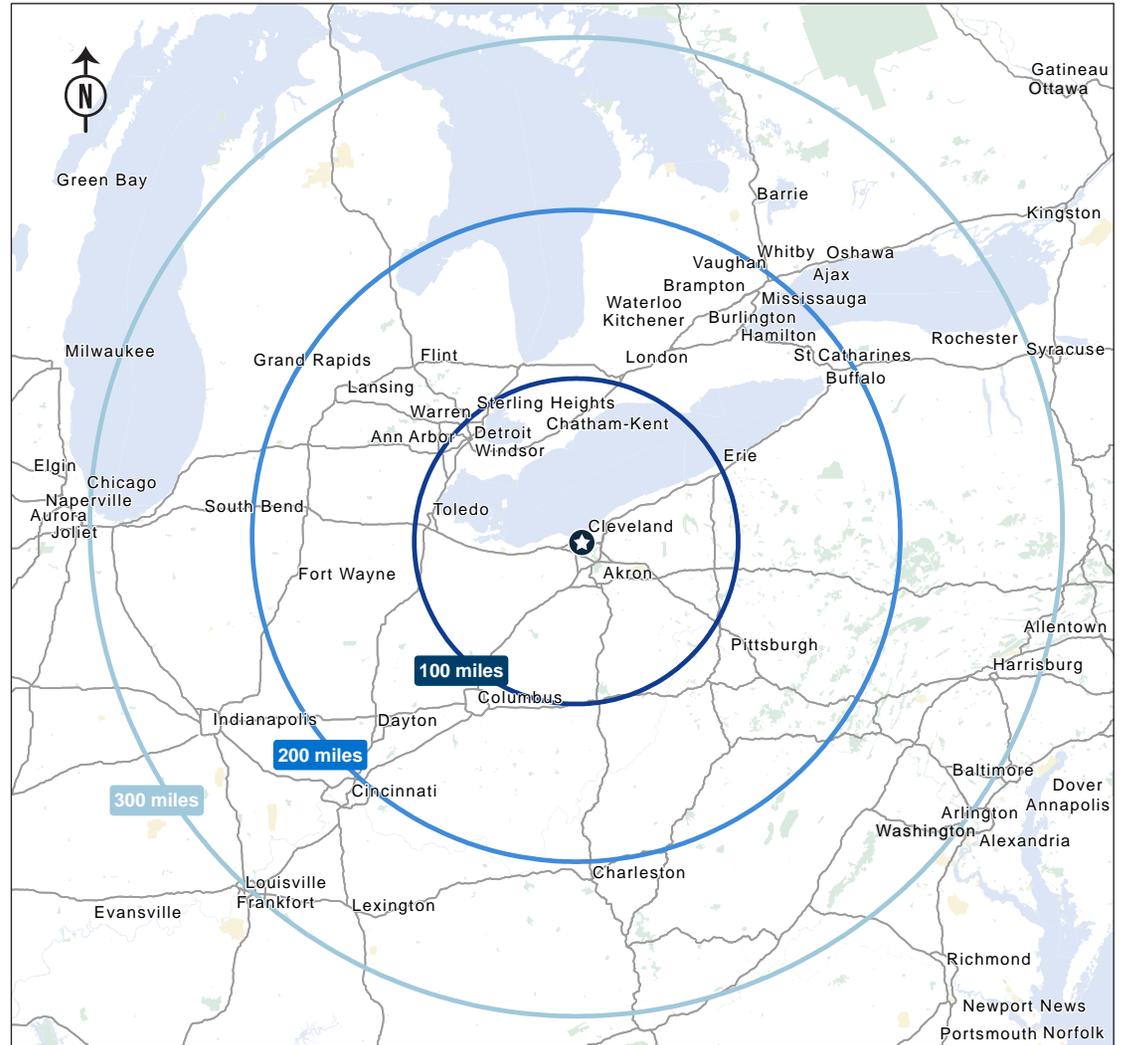


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Driving Radius Map

STRATEGICALLY POSITIONED IN NORTHEAST OHIO WITHIN 300 MILES

City	Distance	Drive Time
Downtown Cleveland, OH	11 Miles	0:20
Toledo, OH	107 Miles	1:40
Columbus, OH	135 Miles	2:01
Pittsburgh, PA	135 Miles	2:05
Detroit, MI	161 Miles	2:30
Buffalo, NY	202 Miles	3:10
Cincinnati, OH	241 Miles	3:35
Grand Rapids, MI	227 Miles	4:25
Indianapolis, IN	263 Miles	4:48
Chicago, IL	303 Miles	5:20



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06 Financial Summary



Rent Schedule

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Disclaimer / Legal Page

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

Newmark (the “Agent”) has been engaged as the exclusive sales representative for the sale of (the ”Property”) by ‘Ownership’ (the “Seller”).

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This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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