



For Sale 1100 Main Street

Cuyahoga Falls, OH

Absolute NNN Lease | Manufacturing Craned Buildings | 12 Years Remaining on Lease

 **JLL** SEE A BRIGHTER WAY

1100 Main Street / Cuyahoga Falls

The Offering

Jones Lang LaSalle (“JLL”), as an exclusive advisor to the Owner, is pleased to offer for sale the fee-simple interest in 1100 Main Street, a multi-building portfolio consisting of four buildings totaling 84,672 square feet (the “Offering” or the “Property”). The Opportunity consists of an absolute triple net (NNN) lease to [Prospect Group](#) (“Tenant”) with 12 years remaining on the lease term.

The Offering is a highly functional manufacturing asset that has been leased to Tenant since 1997, and the current lease goes through October 31, 2036. The Property consists of 11 overhead cranes and multiple jib cranes throughout both buildings which are critical to Tenant’s long standing operation.

Positioned in close proximity to State Route 8, I-80 (Ohio Turnpike) and the I-77/I-76 interchange, the Property is ideally located for easy access north, south, east, and west for vendors and distribution of their products. The Akron submarket has attracted a variety of industrial users, including Goodyear Tires, Pepsi, GE, GM, and more.

Link to Confidentiality Agreement*
(Upon Receipt Offering Memorandum will be sent)

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Investment overview

- For Sale: \$7,500,000 (\$88.58/SF)
- Cap Rate: 7.04 %
- 100% occupied on an Absolute Triple Net (NNN) lease
- Four total buildings:
 - Manufacturing Plant 1: 49,421 SF
 - Manufacturing Plant 2: 30,547 SF
 - Storage Building: 3,360 SF
 - Pole Barn: 1,344 SF
- Total: 84,672 square feet
- 12 years remaining on lease
- Tenant of Building since 1997

