

PROPOSAL

Mansfield Commerce Center

246 E 4TH ST

Mansfield, OH 44902

PRESENTED BY:

JOSEPH CURRY

O: 740.485.2100

joseph.curry@svn.com

OH #2015001037

SETH ASMAN

O: 614.747.2052

seth.asman@svn.com

DOUG WILSON

O: 614.206.3881

doug.wilson@svn.com

OH #0000350178





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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,000,000
BUILDING SIZE:	511,414 SF
LOT SIZE:	12,331,879,560 SF
PRICE / SF:	\$3.91
YEAR BUILT:	1936
APN:	027-05-108-04-000

PROPERTY OVERVIEW

SVN Wilson is pleased to present the Mansfield Commerce Center, a platform for boundless business prospects. This versatile center has been thoughtfully designed to fulfill a broad range of needs, providing you with unparalleled flexibility and convenience. Currently the site is bringing in a total gross annual rent of approximately \$223,000 from its various tenants. Selling agent Joe Curry is owner of subject property.

BUILDING FACT SHEET

Storage Center
246 E. 4th Street
Mansfield, Ohio 44902



BUILDING FACT SHEET

Name of Building: Mansfield Commerce Center, Inc.
Location: 246 East Fourth Street, Mansfield Ohio 44902
Size & Construction: First Floor, 122,000 Sq. Ft., Steel Beam
Second Floor, 106,000 Sq. Ft., Steel Beam
Zoning/Tax District: Industrial – City of Mansfield
Street Access Via: 4th Street – Distl Avenue – 3rd Street
Rail: Yes – Two Indoor Sidings – Improved in 1992
Distance to Airport: Two Miles
Column Spacing: 20 Feet (1st Floor); 60 Feet (2nd Floor)
Clear Ceiling Height: 24 Feet
Floors: Reinforced Concrete Load 500 pounds per square foot
Docks: Six Plus Two for Smaller Trucks – Two Drive-In Door's
with Ramps
Offices: 4,026 Square Feet Additional Office Space Available
Sprinkler System: Yes (New Sprinkler Mains – Flow Switches –
Monitoring Panel)
Electric: Ohio Edison
Gas: Columbia Gas and Third-Party Provider
Water: City of Mansfield
Sewer: City of Mansfield
Use of Building: Warehouse/Office/Inside Storage of Vehicles
Security: Vetter Security System – Includes: Door Switches,
Daytime Perimeter Settings, Interior Detectors, Eye
Beams, Fenced in dock area with Parking Lot Sensors,
Camera's with Alarm.com Mobile App.
Contract Services: Public/Contract Warehousing, Full Logistics Services,
Transportation Coordination
MCC Inside Storage: Cars, Boats, Vans, RV's, etc.

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Mansfield, Ohio, often referred to as the heart of Ohio, is a thriving and expanding small city nestled between two of the state's largest urban centers - Columbus and Cleveland. This strategic location provides Mansfield with a unique blend of small-town charm and big-city convenience, making it an attractive destination for families, businesses, manufacturing, and tourists alike.

One of Mansfield's most notable claims to fame is its role as the filming location for the iconic blockbuster film, "The Shawshank Redemption". The Ohio State Reformatory, a historic prison where much of the movie was filmed, has since become a must-visit spot for film buffs and history enthusiasts. With its towering, castle-like structure and fascinating history, the reformatory is just one example of the rich cultural heritage that Mansfield has to offer.

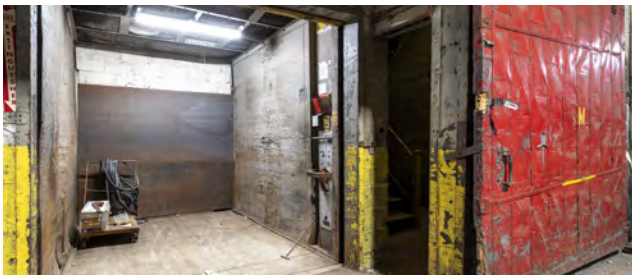
In the early 2000s, Mansfield earned a spot on the list of the top five best places to raise a family. This accolade is a testament to the city's strong sense of community, high-quality education system, and extensive range of recreational opportunities. From exploring the beautiful Kingwood Center Gardens to bird watching at the Ohio Bird Sanctuary, there's no shortage of family-friendly activities in Mansfield.

Today, Mansfield's civic leaders are actively working towards transforming the city into a hub for economic development and entrepreneurship. Their efforts are yielding promising results, with an increasing number of businesses choosing to set up shop in Mansfield. This influx of new businesses is not only boosting the local economy but also creating a wealth of opportunities for current and future generations of Mansfield residents.

The city's downtown area has been a primary focus of these revitalization efforts. Once a quiet, largely overlooked part of the city, downtown Mansfield is now bustling with activity. New restaurants, shops, and entertainment venues have popped up in recent years, infusing the area with a newfound vibrancy. The downtown revitalization project is a clear indication of Mansfield's commitment to progress and growth.

Mansfield, Ohio is a city that respects its past, appreciates its present, and is eagerly looking forward to its future. With its rich history, strong community spirit, and forward-thinking leadership, Mansfield is well on its way to becoming an even more vibrant and prosperous city.

ADDITIONAL PHOTOS



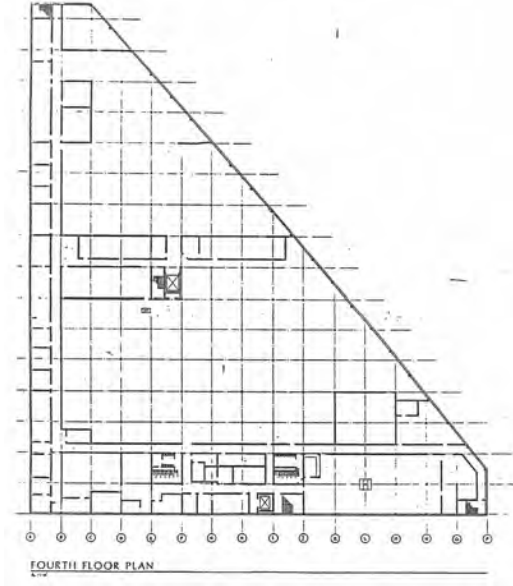
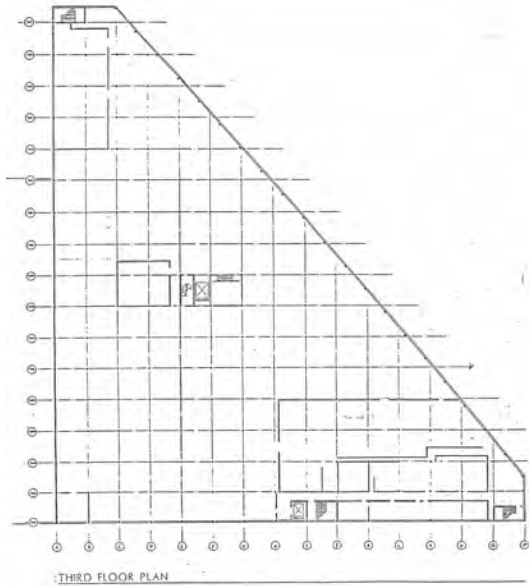
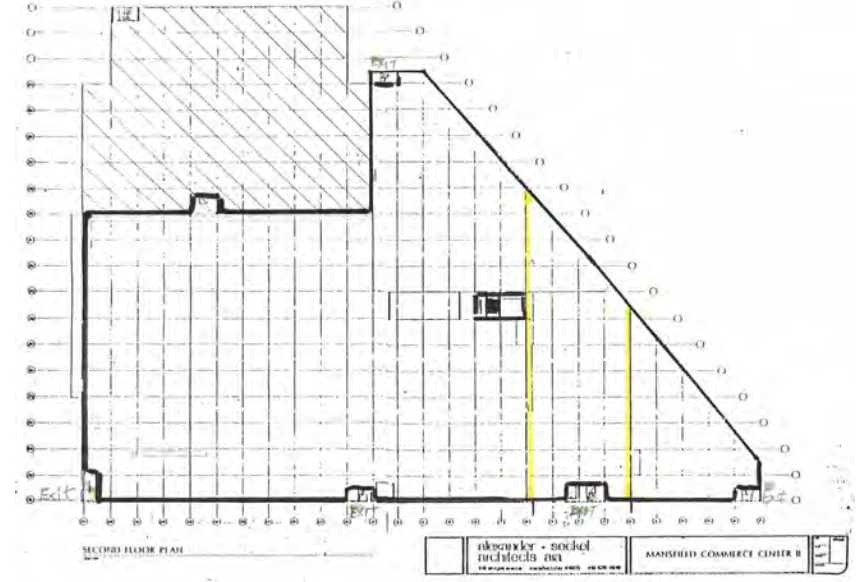
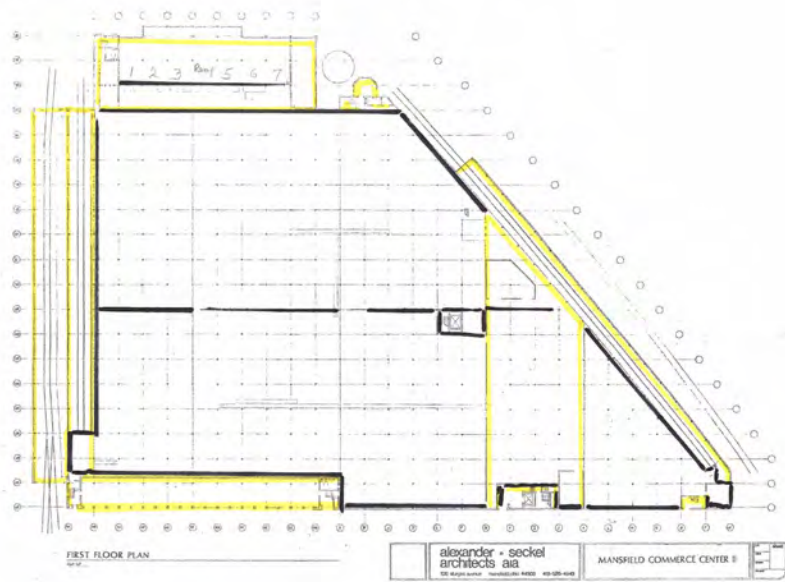


SECTION 2
Location
Information

RETAILER MAP



SITE PLANS





SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

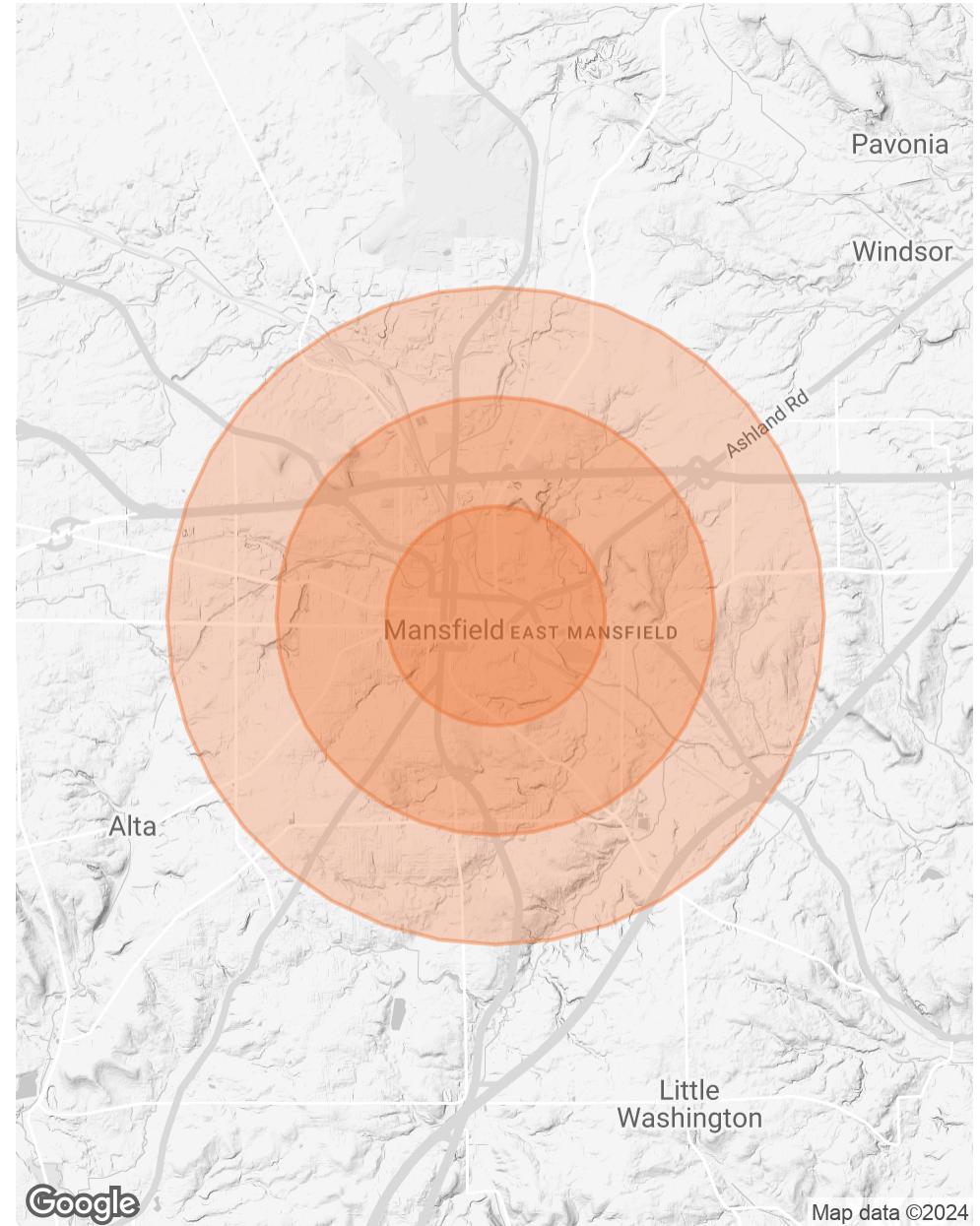
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	7,499	28,422	47,447
AVERAGE AGE	33.8	35.8	37.6
AVERAGE AGE (MALE)	32.2	33.6	36.0
AVERAGE AGE (FEMALE)	36.0	35.0	35.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	3,847	13,332	21,398
# OF PERSONS PER HH	1.9	2.1	2.2
AVERAGE HH INCOME	\$29,409	\$36,280	\$40,622
AVERAGE HOUSE VALUE	\$49,889	\$59,987	\$71,433

* Demographic data derived from 2020 ACS - US Census





SECTION 4
Advisor Bios

ADVISOR BIO 1



JOSEPH CURRY

Associate Advisor

joseph.curry@svn.com

Direct: **740.485.2100** | Cell:

PROFESSIONAL BACKGROUND

Joe Curry is a commercial real estate agent and investor. As an agent he is networked in to numerous local groups and investors alike who he is able to source great real estate opportunities from. As an investor himself he understood the complexities of real estate investing in terms of financing, ROI, construction and exit strategies. He has bought, sold and developed a number of properties himself, his institutional knowledge make him a great asset to add to your investment team.

SVN | Wilson Commercial Group, LLC
Easton Town Center, 4200 Regent Street, Suite 200
Columbus , OH 43219
614.944.5140

ADVISOR BIO 3



DOUG WILSON

Managing Director

doug.wilson@svn.com

Direct: **614.206.3881** | Cell: **614.206.3881**

OH #0000350178

PROFESSIONAL BACKGROUND

Doug Wilson is Managing Director of SVN Wilson Commercial Group, LLC, and a 32 year veteran in Commercial Real Estate. SVN WCG is one of the oldest offices of SVN, established in 2004. His experience includes investment sales, leasing, and property management. Doug is a Class of 2020 Midwest Real Estate Hall of Fame, as well as a three-time Partner Circle Award Winner, this is the highest award SVN gives to its agents. Prior to joining SVN, Doug served as Vice President of Brokerage Services at Horizons Real Estate Group where he was instrumental in the expansion of the company's private and institutional client base. Previously, he worked as the Ohio Regional Manager for Marcus & Millichap where he was involved in the ramp-up and supervision of the Columbus and Cincinnati offices, comprising 17 agents and approximately \$100 million of privately owned client brokerage listing portfolios. In addition, Doug has also served as senior marketing manager for CBRE, specializing in the sale and leasing of commercial properties owned by institutional clients including: insurance companies, pension funds and bank REO departments. Doug is a member of Columbus Commercial, Industrial and Investment Realtors, Columbus Board of Realtors, Ohio Association of Realtors, and National Association of Realtors. Additional awards include, SVN Team Player; SVN Innovator of the year, and Top Ten Commercial Producer, Central Ohio.

Email: doug.wilson@svn.com

Phone: 614-206-3881

EDUCATION

Bachelor's of Arts (Economics), The Ohio State University

MBA, Global Management, Arizona State Graduate School of International Management.

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Easton Town Center, 4200 Regent Street, Suite 200

Columbus, OH 43219

614.944.5140

ADVISOR BIO 2



SETH ASMAN

Senior Advisor

seth.asman@svn.com

Direct: **614.747.2052** | Cell: **614.747.2052**

PROFESSIONAL BACKGROUND

Seth Asman is a Top 50 / Top 3% nationally ranked SVN advisor. His office is a Top 10 Commercial Real Estate Firm based in Columbus, Ohio and is ranked in the top 25% of over 200 national SVN Franchise Offices. He is a 2021 Partners Circle recipient, and in 2022 Mr. Asman was named as one of 5 Top Commercial Producers by the Columbus Board of Realtors.

With 20+ Years of business and consulting experience, Mr. Asman specializes in complex real estate transactions involving Investors, Businessowners, Bank-Owned and Estate interests. His team has helped clients evaluate and transact Multifamily Housing, Land Development, Storage, SFRP/BFR, Office Investment, Manufacturing/Industrial, and Retail. Mr. Asman has been recognized with the SVN Achiever's Award, and most recently received Partner's Circle recognition, SVN's highest honor for its advisors.

Current projects for Mr. Asman include multifamily, land, and development. His team also has several ongoing assignments in Retail, Storage and Office.

Mr. Asman earned a B.S. in Business Administration from Susquehanna University. He is a licensed real estate agent, a member of the Columbus Board of Realtors, the Ohio Association of Realtors, and a member of the National Association of Realtors.

EDUCATION

Bachelor of Science Susquehanna University, Selinsgrove, PA.

Business Management

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Columbus , OH 43219

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