



Net Leased Industrial Investment

1571 Gressel Drive
Delphos, Ohio 45833

Property Highlights

- Rare NNN Freezer/Cooler Investment Property
- Guaranteed by Strong National Tenant
- Allen County is a National Recognized Economic Area
- Eight Years Remaining, Two-5 Yr Renewal Options
- 3% Annual Rent Escalations, Minimal LL responsibilities

Property Overview

The subject is a net lease freezer/cooler industrial building leased to HydroFresh HPP Ltd . The lease is guaranteed by Universal Pure, the largest independent provider of high pressure processing (“HPP”) and cold chain solutions for food & beverage customers in North America. Universal acquired the HydroFresh HPP in 2022.



Offering Summary

Sale Price:	\$6,200,000/6.16% Cap Rate
Building Size:	36,616 SF
Lot Size:	3 Acres

For More Information



Mark Baringer

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Property Description

The subject is a net lease freezer/cooler industrial building leased to HydroFresh HPP Ltd . The lease is guaranteed by Universal Pure, the largest independent provider of high pressure processing (“HPP”) and cold chain solutions for food & beverage customers in North America. Universal acquired the HydroFresh HPP in 2022.

There are eight years remaining on the original ten year lease, with 3% annual rent escalations. There are also two five year options to renew.

The ten year lease commenced on 6/1/2022. Landlord responsible for foundation structure (but not floor), exterior walls and roof.

Location Description

Delphos is located on US 30 between Lima and Van Wert in Northwest Ohio, and is part of both Van Wert and Allen counties. Lima/Allen County was just recognized as the #3 metro under 200,000 population for economic development in the country, as determined by Site Selection magazine.

The subject is located in an industrial area along US 30. This area includes multiple buildings for Lakeview Farms, a leading food manufacturer of dips, desserts and specialty products nationally. A new \$3-35 million expansion is planned for the Lakeview campus. The area also includes Vanamatic, a global supplier of precision made products, and Rode's Meats, a new \$6 million meat processing facility. It is also adjacent to Wannemacher Commercial Park and a new Love's travel center.



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Building Information

Building Size	36,616 SF
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	42 ft
Minimum Ceiling Height	38 ft
Year Built	2010
Condition	Good
Roof	Durolast Membrane
Free Standing	Yes
Number of Buildings	1
Walls	Prefinished 8" Metal
Foundation	9" Reinforced Concrete
HVAC	Freon System 0-36 Degree Temperatures
Power	480V/800A, 3-phase

Location Information

Building Name	Net Leased Industrial Investment
Street Address	1571 Gressel Drive
City, State, Zip	Delphos, OH 45833
County	Allen

Property Information

Property Type	Industrial
Property Subtype	Refrigerated/Cold Storage
Lot Size	3 Acres
APN #	25-2000-02-003.006

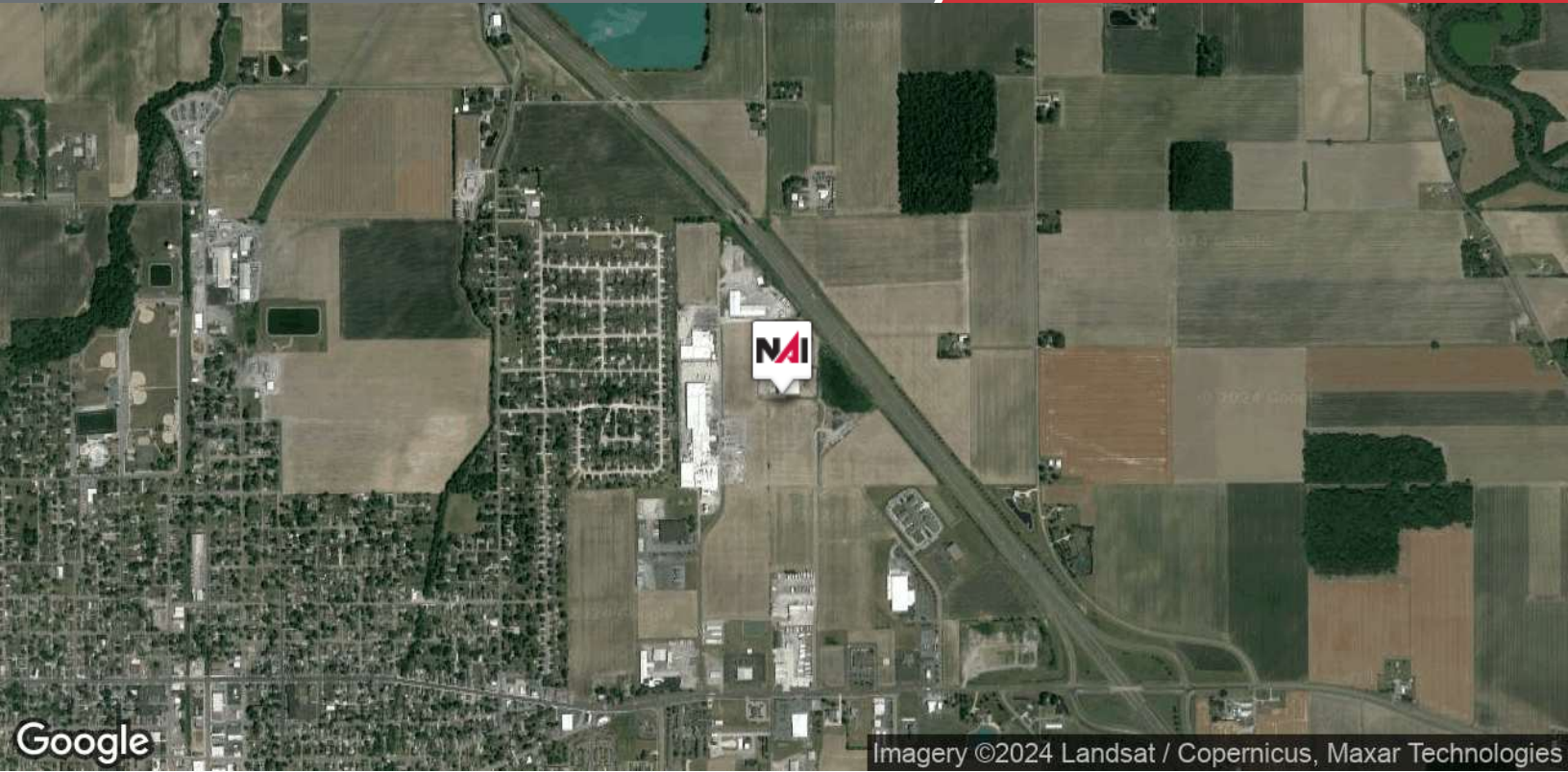




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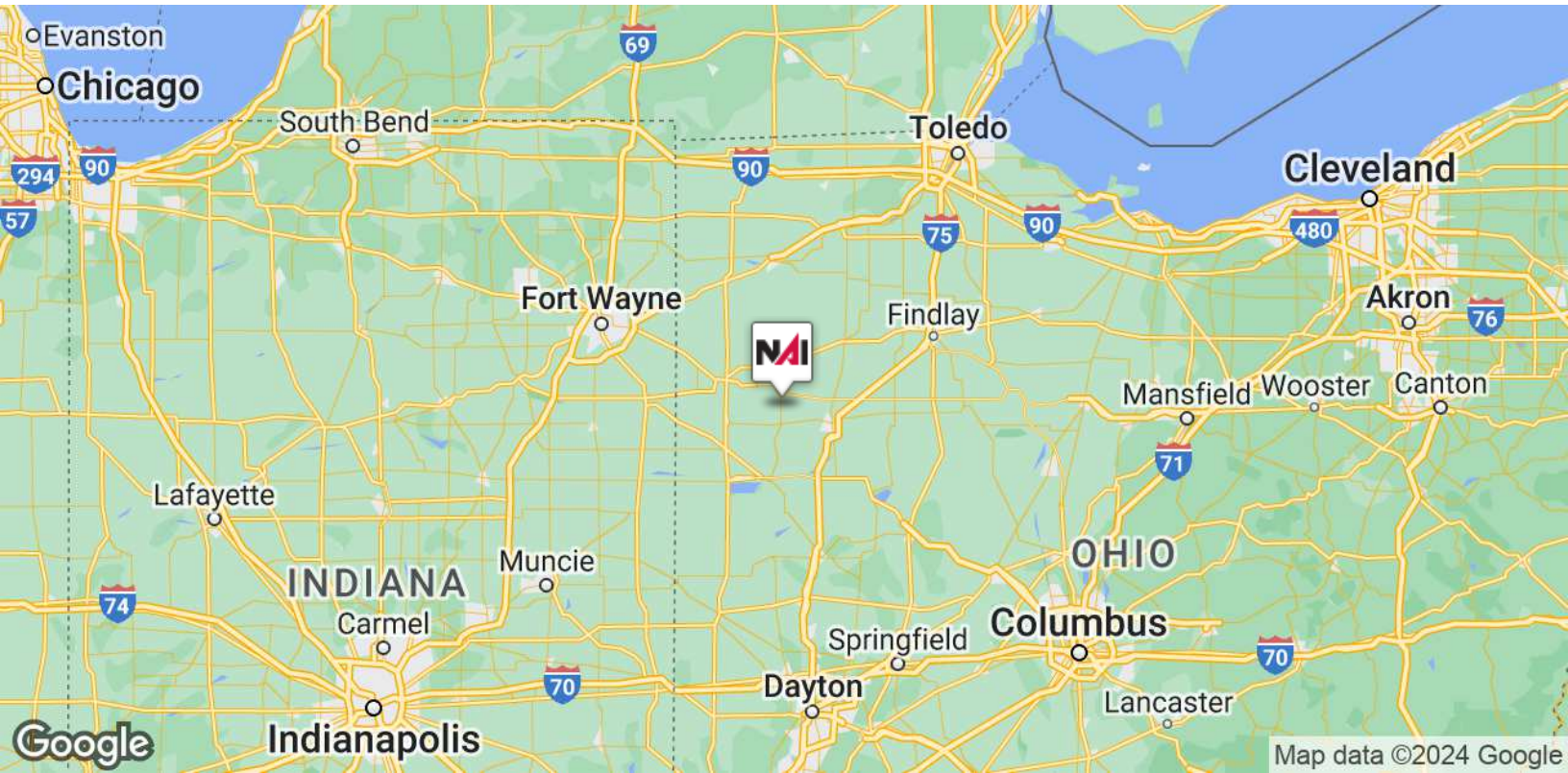
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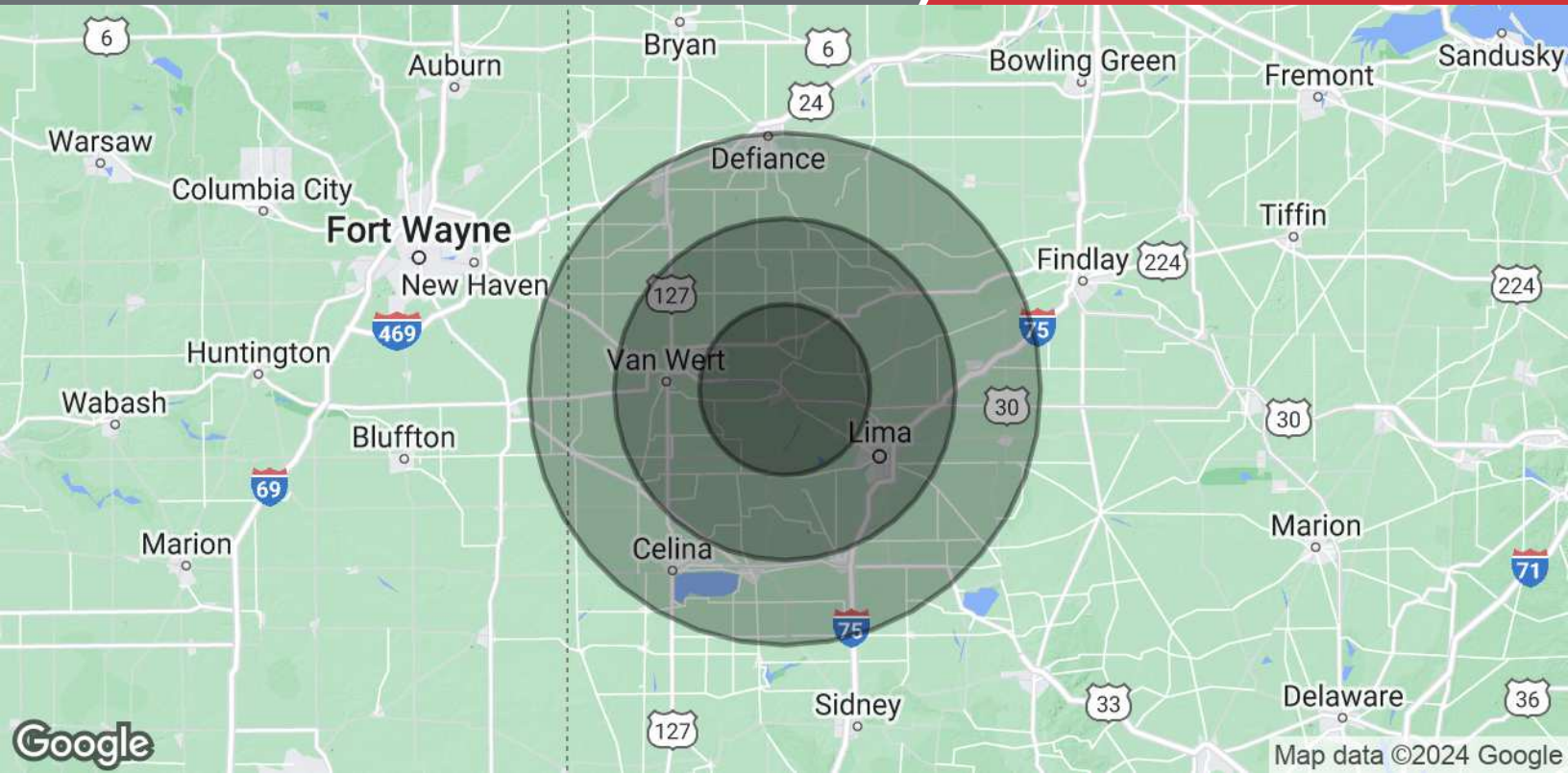




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Population	10 Miles	20 Miles	30 Miles
Total Population	29,752	182,695	328,129
Average Age	42	41	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
Households & Income	10 Miles	20 Miles	30 Miles
Total Households	11,775	72,896	129,213
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$92,920	\$85,833	\$88,994
Average House Value	\$228,725	\$191,131	\$202,498

Demographics data derived from AlphaMap



Mark Baringer

Senior Investment Advisor

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Professional Background

As a Senior Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, land, office, shopping centers, multifamily, and single-tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, industrial and land development, and corporate sales/leasebacks. His clients have included national real estate investment trusts, national and global corporations, lending institutions, high-net-worth individuals, and regional and national investors. Mark also serves the counties outlying Toledo, including the communities of Defiance, Lima, and Findlay, across all property types.

Mark has over 40 years of commercial and investment real estate experience across services. Prior to real estate brokerage, he worked in the appraisal field for nine years. Mark served in Real Estate Administration for SunTrust Bank in Florida, working on valuation and special projects on a local, regional and national level. He also worked for an independent MAI firm in Northwest Ohio, and at one point owning and operating his own appraisal firm.

Mark was recognized by CoStar with a 2021 and 2022 "Best of the Best" Power Broker Award in the Toledo market. This recognizes firms and individual brokers who closed the highest overall transaction volumes in their market. He was named in both Top Sales Broker and Top Industrial Leasing Broker categories. Mark was also recognized as a NAI Global Top 100 Producer, out of 5,100 brokers in 43 countries.

Education

The University of Toledo, Majoring in Real Estate

Memberships

Northwest Ohio REALTORS® (NWOR)
 Ohio Association of REALTORS® (OAR)
 National Association of REALTORS® (NAR)
 International Council of Shopping Centers (ICSC)
 Lifewise Academy, Defiance/Ayersville- Leadership Council Member
 Defiance Lifewise Property- Board Member

2022 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker
 2021 CoStar Power Broker - Toledo Market- Top Sales Broker
 2021 CoStar Power Broker - Toledo Market- Top Industrial Leasing Broker
 2022 Ohio President's Sales Club Pinnacle of Performance
 2021 Ohio President's Sales Club Pinnacle of Performance
 2022 NAI Global Top 100 Producer Worldwide out of 5,100 Brokers, 45 countries

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