



Investment/User Opportunity for Sale

801 W 2nd Street  
Waverly, OH 45690

OFFERING MEMORANDUM

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- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



# THE OFFERING



VALUE ADD INVESTMENT OR USER OPPORTUNITY | SHORT TERM  
SALE LEASEBACK | MAJOR UPSIDE IN RENT w/ LOW BASIS |  
MONUMENTAL ENERGY & INDUSTRIAL INVESTMENT NEARBY



**\$6,732,000**

OFFERING PRICE

**11.27%**

CAP RATE



**\$20.42/SF**

LOW BASIS

**\$2.45/SF**

LOW RENT



# HIGHLIGHTS

- NNN Industrial Sale Leaseback 329k SF | Short Term with Replaceable Rent
- 11.27% Cap Rate with Upside | Well Bell Market Rent \$2.45/SF | Low Basis \$20.41/SF | Attractive to Both Investors and Owner/Users
- MultiBillion-Dollar Uranium Energy Investment within Minutes of Subject Property | Thousands of Direct and Indirect Jobs in Energy, Advanced Manufacturing and Logistics | Major Economic and Industrial Impact
- Motivated Seller | Will Meet the Market | Leaseback Rent is Negotiable
- 1 Yr Sale Leaseback – Seller Will Allow Backfill of Space
- Located in Waverly Industrial Park | 3.2 Million SF | 0% Vacancy | Over \$5/SF Rent | \$37/SF Market Sale Price - CoStar
- Versatile Building | Can Accommodate Multiple Tenants & Operations
- Recent Improvements | Building Usage/Lease-up is Turnkey
- Additional Parking Income Potential | Under Utilized Paved Yard/IOS
- Less than 100 miles to Cincinnati, Columbus and Dayton



# OFFERING | BUILDING

Value add opportunity to acquire a highly functional 329,730 SF industrial facility situated on 13.5 acres with a low basis and below market rent. The property is offered with a leaseback to the current owner, providing the buyer with immediate rental income and the ability to backfill space as an operator or investor.

The purchaser of this offering will benefit from the billions of dollars in energy investment and development directly to the South of this asset. The incoming buyer will capitalize on immediate appreciation as gains will be realized with increase in demand for industrial space, population and overall economic impact of the scheduled growth.

The buyer will gain 1 year of income and time to capture upside in rent and IOS, or assume space over time. The versatile building can be further subdivided with a broad tenant pool that can satisfy distribution and manufacturing operations.

The building has undergone significant renovations since 2018, including the addition of a showroom and employee break room, partial roof replacement, new LED warehouse lighting, upgraded overhead doors, and other general improvements totaling over \$500,000.

The facility features 23' clear height, 45 dock doors, 4 drive-in doors, and approximately 7,000 SF of office space. It is fully sprinklered and offers ample power, truck circulation and parking.

Located just off U.S. Routes 23 and 32, the site provides convenient access to Columbus, Cincinnati, and other key regional distribution routes.



## SUMMARY

Property Type	Industrial
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Property Subtype	Manufacturing
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Building Class	B
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Sale Type	Investment
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Lot Size	13.50 AC
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Rentable Building Area	329,730 SF
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Sale Conditions	Sale Leaseback
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Stories	1
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Year Built	1980
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Tenancy	Single
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Clear Ceiling Height	23 FT
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Power	3,600a/ 3p Heavy
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Dock-High Doors / Loading	45
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Drive In / Grade-Level Doors	4
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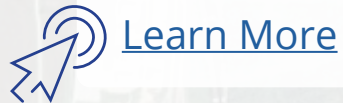
# Centrus Energy Expansion | Southern Ohio

## MultiBillion-Dollar Uranium Energy Investment within Minutes of Subject Property

Centrus Energy Corp. has announced a multi-billion-dollar expansion of its uranium enrichment operations in Piketon, Ohio, just minutes from the subject property. The project represents one of the largest private clean-energy investments in Ohio history and marks a major milestone in the effort to reestablish domestic uranium enrichment capacity in the United States.

## Job Creation & Economic Impact

- ~1,000 Construction Jobs
- ~300 Operations Jobs
- ~127 Retained Jobs
- The Expansion is Expected to Result in Thousands of Indirect Jobs in Energy, Advanced Manufacturing and Logistics



## Strategic Significance

- **Federal Partnership:** Supported by the U.S. Department of Energy, advancing domestic capacity for LEU and HALEU production, critical for next-generation reactors and U.S. energy security
- **Financial Strength & Global Backing:** Centrus has raised \$1.2 billion in the past year and secured \$2 billion in global purchase commitments
- **International Collaboration:** Signed an MOU with Korea Hydro & Nuclear Power (KHNP) and POSCO International for potential investment support.

## Regional Opportunity

The Centrus expansion is expected to catalyze growth across Pike and surrounding counties, driving demand for housing, industrial facilities, logistics, and support services. With its proximity to the project site, the subject property is well-positioned to benefit from this generational investment in southern Ohio's energy future.

## Stock Surge

On Friday, October 24, 2025 Centrus Energy Corp. stock [NYSE American: LEU] is trending up by 12.6%





# Trillium Piketon | Southern Ohio

## Economic Highlights



\$1.8 Billion  
Capital Investment



\$577M Annual Impact  
to Local Economy



Establishes a New,  
Clean Commodities  
Hub



2,100 Construction  
Jobs



\$426M in Economic  
Impact During  
Construction



Hundreds of High-  
Skilled, High-Paying  
Positions



Reuses and  
Revitalizes Existing  
Infrastructure



[Learn More](#)

## Powering The Future of Southern Ohio

Centrus Energy Corp. has announced a multi-billion-dollar expansion of its uranium enrichment operations in Piketon, Ohio, just minutes from the subject property. The project represents one of the largest private clean-energy investments in Ohio history and marks a major milestone in the effort to reestablish domestic uranium enrichment capacity in the United States.

## Regional Opportunity

Trillium's development centers on building an integrated energy system and closed-loop manufacturing facility that leverages advanced clean power, hydrogen generation, and circular economy principles. The project reuses legacy infrastructure while catalyzing new industrial ecosystems across Pike, Ross, Jackson, and Scioto Counties.

## Transforming The Energy Landscape

Trillium's presence complements other major energy investments in southern Ohio, positioning the region as a national leader in next-generation energy production. Projects like TH2Power and Centrus Energy's expansion in Piketon highlight a growing cluster of technology-driven, high-impact developments reshaping the regional economy.

Together, these initiatives are driving reindustrialization, creating jobs, and fueling a new era of clean energy leadership in southern Ohio.



801 W 2nd Street  
<5 Miles North





# TENANT SUMMARY



Valleywood Cabinetry is a leading manufacturer of high-quality kitchen and bathroom cabinetry, known for its craftsmanship, design versatility, and commitment to customer satisfaction. The company produces a wide range of semi-custom and custom cabinetry solutions that blend timeless style with modern functionality—serving homeowners, builders, and remodelers across North America.

With a strong focus on quality and efficiency, Valleywood Cabinetry integrates advanced manufacturing technologies with skilled craftsmanship to deliver durable, stylish, and affordable cabinetry. The company's product line emphasizes sustainability, precision engineering, and attention to detail, ensuring long-lasting performance and aesthetic appeal.

Valleywood Cabinetry has built a reputation for reliability, design innovation, and responsive service. As a trusted partner in the homebuilding and renovation industry, the company continues to grow its presence through a network of dealers and distributors across Canada and the United States.



# FINANCIAL OVERVIEW

LOCATON	TENANT	SQUARE FT	RENT/FT	ANNUAL RENT	LEASEBACK TERM
801 W 2nd St, Waverly, OH	Valleywood Cabinetry	329,730	\$2.45	\$807,839	1 Year From Close

## Year 1 Financial

Total Rental Revenue	\$807,839
Operating Expense	
CAM	\$104,743
Real Estate Taxes*	\$111,448
Insurance	\$65,778
Total Operating Expense	\$281,969
Total Revenue	\$807,839
Reserves	\$49,460
NOI	\$758,379
*RE Taxes adjusted to selling price- \$6,732,000	





## Location Overview

801 W 2nd Street is strategically located in Waverly, Ohio, offering convenient access to U.S. Routes 23 and 32, providing direct connectivity to Columbus, Cincinnati, and other key regional markets. The location benefits from strong transportation infrastructure, a skilled local workforce, and proximity to major distribution corridors serving southern Ohio and the broader Midwest region.



801 W 2nd Street

Walmart  
Supercenter

Rural King  
Distribution Center

Kirchhoff  
Automotive Inc.

New Tac  
Center

MultiBillion-Dollar Uranium  
Energy Investment



+/- 5 Miles





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