

# Offering Memorandum Teaser - 116,000 SF Industrial Investment

4445 Allen Road, Stow, Ohio 44224

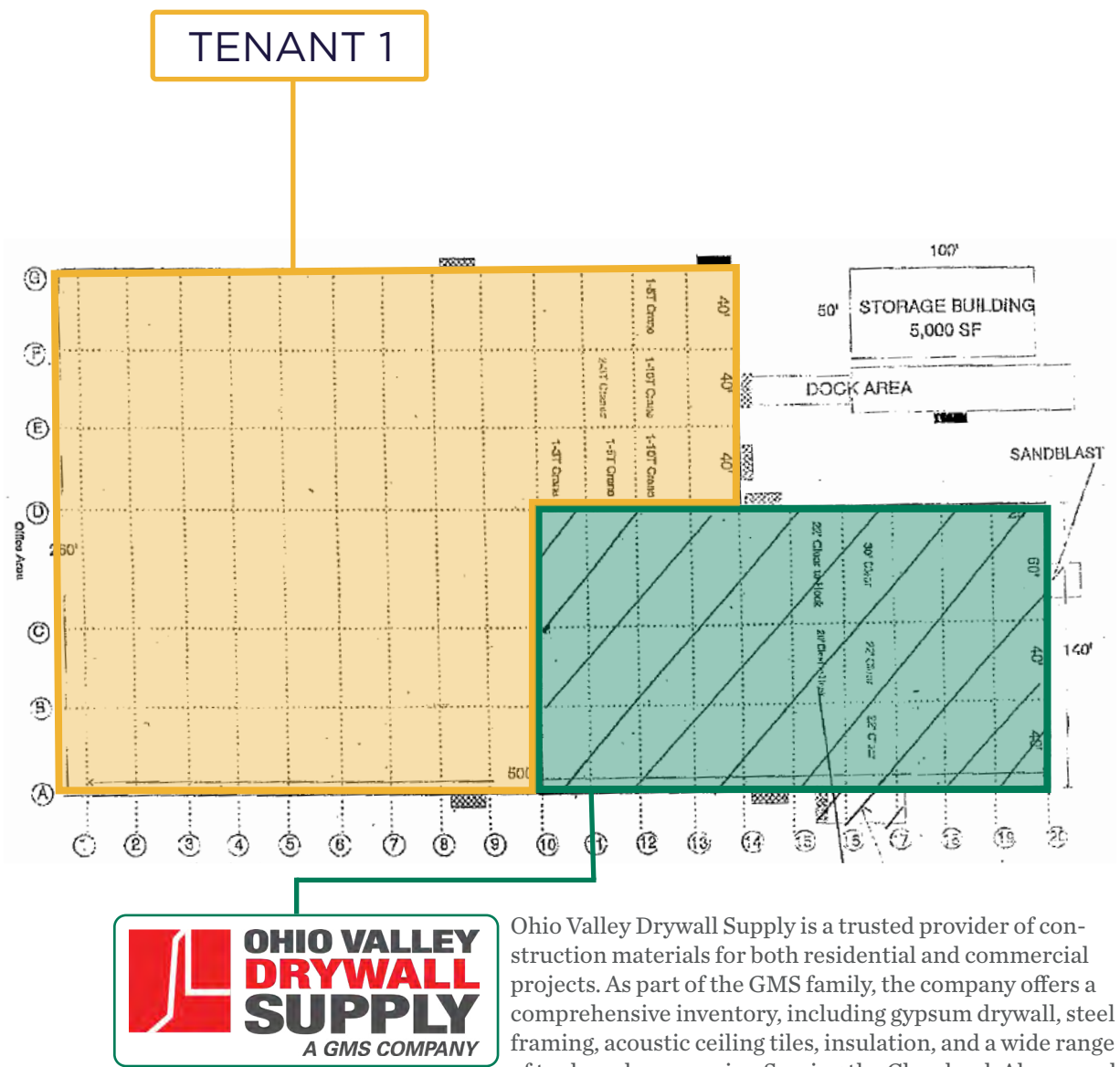
100% Occupied NNN Investment | Possible Expansion Land





# PROPERTY SPECIFICATIONS

<b>Building Size:</b>	<b>116,000 Total SF</b> 107,600 Industrial SF 8,400 Office SF
<b>Construction:</b>	Masonry/Brick/Veneer
<b>Year Built:</b>	1970
<b>Floor:</b>	Concrete
<b>Clear Height:</b>	23'
<b>Docks:</b>	Three (3)
<b>Drive-In Doors:</b>	Three (3)
<b>Sprinkler:</b>	Yes
<b>Lighting:</b>	T-8
<b>Heat:</b>	Overhead Gas Unit
<b>A/C:</b>	Office
<b>Power:</b>	3000A/480V/3P
<b>Land Size:</b>	18.24 AC
<b>Parking:</b>	150



Ohio Valley Drywall Supply is a trusted provider of construction materials for both residential and commercial projects. As part of the GMS family, the company offers a comprehensive inventory, including gypsum drywall, steel framing, acoustic ceiling tiles, insulation, and a wide range of tools and accessories. Serving the Cleveland, Akron, and Canton areas, they are known for their reliable delivery services and commitment to customer satisfaction.

Asking Sales Price: **\$6,500,000**

Lease Expirations:  2027  2031









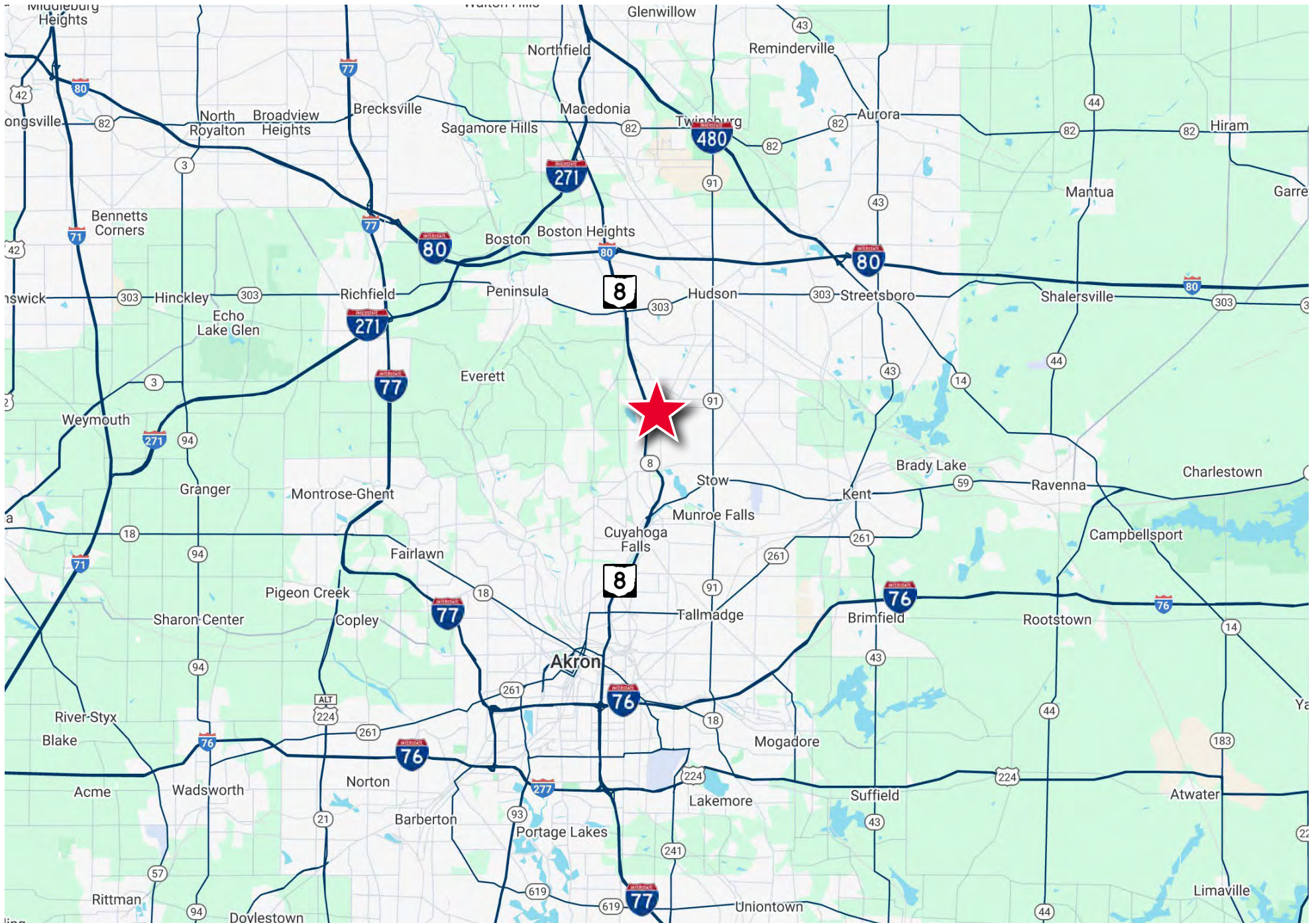


## SITE PLAN



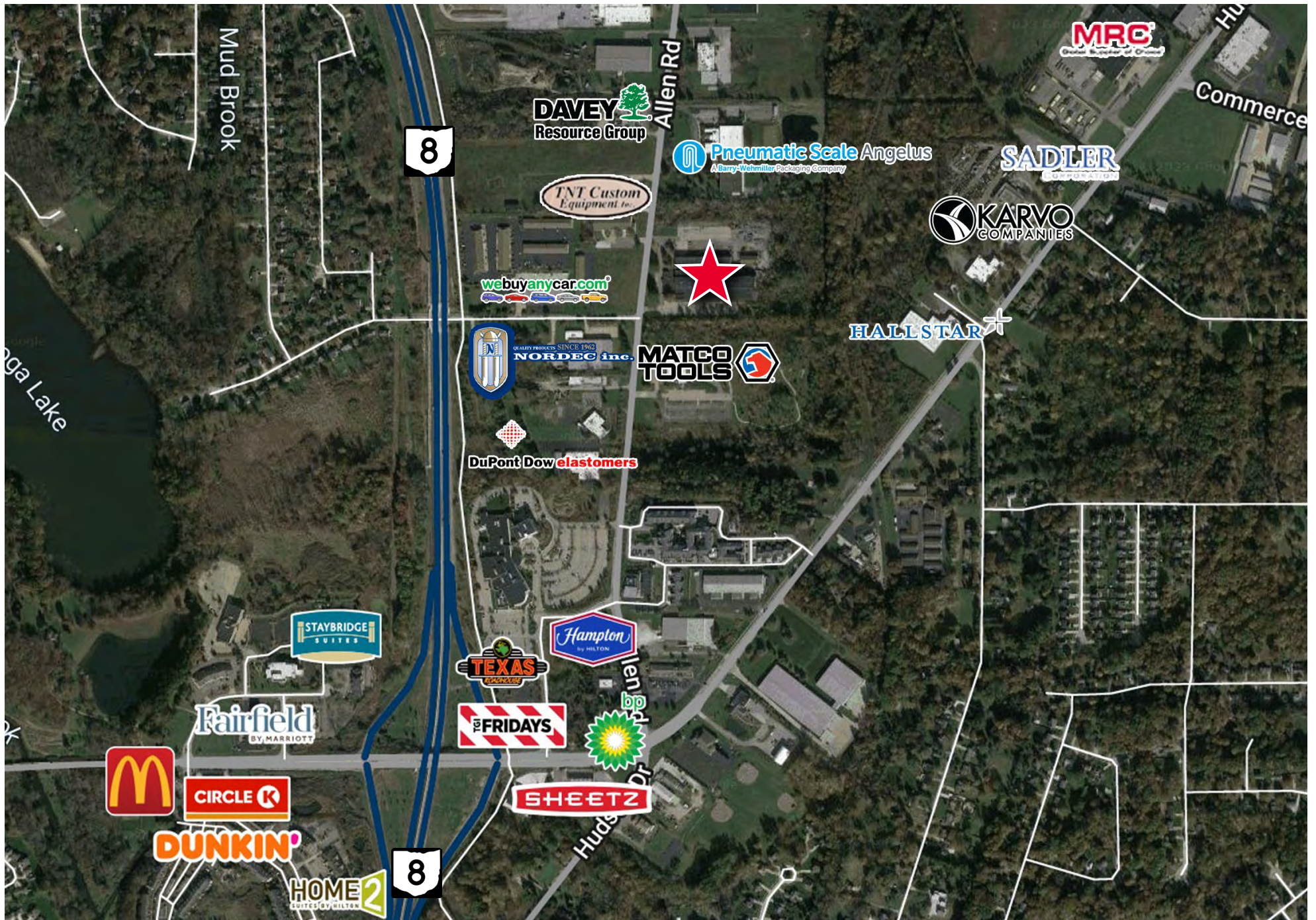


## LOCATION MAP





## MARKET MAP





## MARKETBEAT CLEVELAND INDUSTRIAL Q2 2025



MARKET FUNDAMENTALS		
	YOY Chg	Outlook
<b>3.4%</b> Vacancy Rate	▼	▲
<b>-1.3M</b> YTD Net Absorption, SF	▲	▲
<b>\$5.71</b> Asking Rent, PSF <small>(Overall, Net Asking Rent)</small>	▲	—
ECONOMIC INDICATORS		
	YOY Chg	Outlook
<b>1.09M</b> Cleveland Employment	▲	▼
<b>4.0%</b> Cleveland Unemployment Rate	▲	▲
<b>4.1%</b> U.S. Unemployment Rate	▲	▲
<small>Source: BLS</small>		

### HISTORIC CONSTRUCTION COMPLETIONS LEAVES LIGHT PIPELINE

The Cleveland industrial market had a rare Q2 with over 3.3 million square feet (msf) of new construction delivered, one of the largest quarterly totals the market has seen. While the number looks impressive on the surface, it's important to note that 2.3 msf of it came from a single project: the Ford Motor Company EV facility expansion in Avon Lake. In total, 15 new buildings were completed this quarter, ranging from a smaller 8,900-sf facility for Whitlam Manufacturing in Wadsworth to a 232,056-sf project for Piston Automotive in Avon, which included 57,056-sf of speculative space. With so many projects reaching completion this quarter, Northeast Ohio's construction pipeline has narrowed considerably, now sitting at just 1.6 msf, the lowest level since 2Q20 but nearly half of that pipeline is made up of a single 747,000-sf project in Middlefield for the HC Companies.

### VACANCY RISES, BUT POSITIVE SIGNS EMERGE ACROSS SELECT SUBMARKETS

The vacancy rate rose to 3.4% in Q2, driven largely by -1.9 msf of negative net absorption. As expected, the number ticked upward this quarter with several large blocks of space returning to the market in Elyria, Hudson, and Middlefield. The Akron submarket was the primary contributor to the negative absorption, with the former Jo-Ann Stores headquarters coming back to market and driving -1.2 msf of loss on its own. Not all was negative, though. Stark and Lake County both showed encouraging signs, posting positive net absorption and strong activity on both the leasing and sales fronts. Portage County also made a major move in the right direction as vacancy dropped from 9.7% to 6.1% thanks in part to Piping Rock leasing 408,767-sf in the long-vacant 1 msf speculative building built by Geis Companies and Stonemont Financial in Shalersville. 2Q25 saw four additional deals north of 200,000 sf, and five more topping 100,000 sf. A notable renewal this quarter was Home Depot committing to their 219,574-sf space at 30301 Carter Street, a property included in the recently sold Dalfen Industrial | Investcorp portfolio.

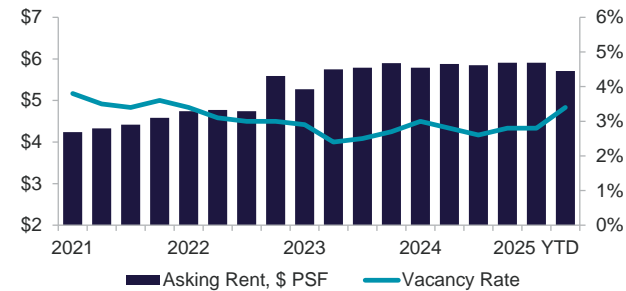
### Q2 FEATURES MASSIVE PORTFOLIO SALE REPRESENTING HALF THE ACTIVITY

The headline transaction of the second quarter was the sale of the Dalfen Industrial | Investcorp portfolio with 10 industrial properties across Northeast Ohio transferring to Plymouth Industrial REIT. The portfolio also included an additional 11 buildings in Columbus and Cincinnati. This single transaction accounted for 47% of all investor sales volume by square footage in Q2. Even with that boost, overall sales activity remained consistent with Q1, but still lags well behind the pace we saw in 2024. A couple of addition transactions of note include the sale of 8383 Boyle Parkway, where Alro Steel acquired the 222,680-sf facility for just under \$8.6 million equating to \$38.57 psf and the sale of 7774-7810 Whipple Avenue NW in Canton that saw ICP LLC purchase the 160,712-sf warehouse from Suarez Corporation for \$4.9 million or \$30.49 psf.

### SPACE DEMAND / DELIVERIES



### OVERALL VACANCY & ASKING RENT





## MARKETBEAT

CLEVELAND  
INDUSTRIAL Q2 2025

## MARKET STATISTICS

SUBMARKETS	TOTAL BLDGS	INVENTORY (SF)	YTD LEASE ACTIVITY (SF)	YTD USER SALES ACTIVITY (SF)	OVERALL VACANCY RATE	YTD DIRECT NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	UNDER CONSTRUCTION (SF)	YTD CONSTRUCTION COMPLETIONS (SF)	DIRECT WEIGHTED AVG NET RENT*
Downtown	1,597	51,101,124	125,145	180,128	4.1%	9,300	-13,144	-	-	\$5.21
East	1,120	43,998,388	144,703	125,669	4.3%	54,206	54,206	809,000	-	\$5.88
Lake County	1,501	46,364,746	88,196	318,070	2.1%	207,942	197,942	-	-	\$5.31
South	680	31,777,465	378,666	535,534	3.5%	-62,524	-124,491	30,000	-	\$7.19
Southeast	1,642	85,581,823	212,075	485,016	4.4%	-298,649	-164,715	207,000	25,000	\$6.42
Southwest	1,256	54,053,258	710,683	297,886	2.2%	-98,425	-58,425	65,000	22,000	\$6.21
West	1,347	51,545,038	86,129	292,086	2.8%	-68,815	-72,797	35,000	2,571,556	\$5.48
Akron	2,127	74,124,380	697,884	834,937	4.5%	-1,339,778	-1,359,278	415,011	302,608	\$6.73
Medina County	662	24,564,681	135,576	167,694	3.0%	-249,477	-249,477	10,690	40,900	\$5.98
Portage County	458	14,043,413	599,438	123,010	6.1%	429,377	429,377	-	378,000	\$4.90
Stark County	1,420	53,005,667	195,156	938,911	1.5%	44,848	44,848	-	-	\$4.75
<b>CLEVELAND TOTALS</b>	<b>13,810</b>	<b>530,159,983</b>	<b>3,373,651</b>	<b>4,298,941</b>	<b>3.4%</b>	<b>-1,371,995</b>	<b>-1,315,954</b>	<b>1,678,701</b>	<b>3,340,064</b>	<b>\$5.71*</b>

\*Rental rates reflect weighted net asking \$psf/year

## KEY LEASE TRANSACTIONS Q2 2025

PROPERTY	SUBMARKET	TENANT	SF	TYPE
Turnpike Commerce Center	Portage County	Piping Rock	408,767	New
30339 Diamond Parkway	Southeast	Winston Products	266,803	Renewal*
30301 Carter Street	Southeast	Home Depot USA, Inc.	219,574	Renewal*
1 American Road	Southwest	Graphic Packaging International, Inc.	150,743	Renewal*

\*Renewals not included in leasing statistics

## KEY SALE TRANSACTIONS Q2 2025

PROPERTY	SUBMARKET	SELLER/BUYER	SF	PRICE / \$ PSF
Dalfen Industrial   Investcorp Portfolio (10 Properties)	Southeast & Southwest	Dalfen Industrial   Investcorp / Plymouth Industrial REIT	999,888	N/A
8383 Boyle Parkway	Southeast	Global Net Lease / Alro Steel	222,860	\$8.6M / \$38.58 PSF
7774-7810 Whipple Avenue NW	Stark County	Suarez Corporation Industries / ICP LLC	160,712	\$4.9M / \$30.49 PSF
545 Mondial Parkway	Akron	Ares Management Corporation / Sealy & Company	98,000	\$8.25M / \$84.18 PSF

## KEY CONSTRUCTION COMPLETIONS Q2 2025

PROPERTY	SUBMARKET	MAJOR TENANT	SF	OWNER/DEVELOPER
799 N Abbe Road	West	Ford Motor Company	2,300,000	Rudolph Libbe Group
37988 Avon Commerce Parkway	West	Piston Automotive	232,056	Jackson Taylor Contractors
4301 Maple Crest Parkway	Portage County	Kenda Tires	190,000	Campbell Construction
9713 State Route 44	Portage County	Viega	180,000	Geis Companies





**4445 ALLEN ROAD  
STOW, OHIO 44224**

**RICO A. PIETRO, SIOR**

Principal

+1 216 525 1473

[rpietro@crescorealestate.com](mailto:rpietro@crescorealestate.com)

**ROBERT WETZEL**

Vice President

+1 216 525 1486

[rwetzel@crescorealestate.com](mailto:rwetzel@crescorealestate.com)

**AUSTIN WETZEL**

Associate

+1 216 525 1474

[awetzel@crescorealestate.com](mailto:awetzel@crescorealestate.com)

**KIRSTEN PARATORE**

Senior Associate

+1 216 525 1491

[kparatore@crescorealestate.com](mailto:kparatore@crescorealestate.com)

**ROBBY MARTINELLI**

Associate

+1 216 232 4104

[rmartinelli@crescorealestate.com](mailto:rmartinelli@crescorealestate.com)



**Cushman & Wakefield | CRESCO Real Estate**  
6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131

[crescorealestate.com](http://crescorealestate.com)

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## CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement (this "Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_ ("Purchaser") in favor of **RL Stow LLC** an Ohio limited liability company ("Seller").

### W I T N E S S E T H:

**WHEREAS**, Purchaser and Seller desire to consider a business arrangement or transaction ("Proposed Transaction"); and

**WHEREAS**, Purchaser requires certain confidential information concerning Seller and certain property owned by Seller located at **4445 Allen Road, Stow, Ohio 44224** ("Property") for the purpose of evaluating such Proposed Transaction; and

**WHEREAS**, Seller is agreeable to supplying certain information to Purchaser subject to the terms and conditions hereof.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is agreed as follows:

- 1) Purchaser shall hold in confidence all data, summaries, leases, rent rolls, documents, files and other information (whether in electronic, paper or other form) relating to Seller or the Property, including all analyses, compilations, studies or documents or other materials prepared by Purchaser or its agents related to the Property, Seller or the Proposed Transaction ("Confidential Information") received from Seller in connection with the Proposed Transaction. Purchaser shall inform each of its employees, agents and representatives that receive any Confidential Information or is granted access to the Property of the requirements of this Agreement and shall require that each such employee, agent or representative comply with all requirements of this Agreement ("Requirements"). Purchaser shall limit distribution of such information solely to those persons who, in Purchaser's sole discretion, must be involved in the analysis of the Proposed Transaction and have agreed to hold the Confidential Information in confidence pursuant to the Requirements of this Agreement. If the Proposed Transaction is not consummated, Purchaser agrees that it will, at the direction of Seller, either return all such Confidential Information to Seller or destroy the same (and confirm such destruction in writing). Purchaser further agrees that it will, at the direction of Seller, permanently delete all computer files and destroy such analyses, compilations, studies or documents prepared by Purchaser, which contain or otherwise reflect such information.
- 2) Purchaser acknowledges and agrees that Seller would suffer irreparable loss and damage if Purchaser should breach or violate any of the provisions contained in this Agreement. In the event Purchaser or any of its agents or representatives fail in any respect to comply with Purchaser's or such party's obligations under this Agreement, the Purchaser shall be liable to Seller for breach of this Agreement and Seller may pursue any available remedy at law or in equity. No forbearance, failure or delay in exercising any right, power or remedy shall operate as a waiver thereof or preclude its further exercise. Purchaser further acknowledges and agrees that each of the terms contained herein is reasonably necessary to protect and preserve the business and the assets of Seller. Purchaser therefore agrees and consents that in addition to any other remedies available to Seller shall be entitled to injunctive relief to remedy a breach or contemplated breach by Purchaser of any of the terms of this Agreement.
- 2) This Agreement shall be and is for the express benefit of Seller and any successors and assigns thereto.
- 3) Purchaser acknowledges that neither Seller nor Broker hereby make, nor have either of them made, any representation or warranty to you as the accuracy or completeness of the Property or the Confidential



## Confidentiality Agreement

### Page 2

Information. You agree that Seller will not have any liability as a result of your use of the Evaluation Material and that you will perform your own studies and are responsible for such due diligence investigations and inspections of the Property, including investigation of any environmental conditions, on which you intend to rely and as you deem necessary or desirable to make your investment decision.

- 4) The provisions of this Agreement are severable and if any one or more provisions may be determined to be illegal or otherwise unenforceable, in whole or in part, the remaining provisions to the extent enforceable shall nevertheless be binding and enforceable.
- 5) The waiver by one party of a breach of any provision of this Agreement by the other party shall not operate or be construed as a waiver of any subsequent breach of the same or any other provision by the other party.
- 6) This Agreement shall be governed by and construed in accordance with the laws of the State of Ohio. In the event that either party commences litigation to enforce or protect their right under this Agreement, said litigation shall be brought in a court of competent jurisdiction in Cuyahoga County, Ohio. The prevailing party in any such litigation shall be entitled to reasonable attorneys' fees relating to such litigation, in addition to all other entitled relief, including, but not limited to, damages and injunctive relief.

**IN WITNESS WHEREOF**, the purchaser has executed this Confidentiality Agreement the day and year first above written.

By: \_\_\_\_\_  
(Name)

Its: \_\_\_\_\_  
(Title)