OHIO SINGLE TENANT ABSOLUTE NET LEASE -INDUSTRIAL PROPERTY FOR SALE

FOR SALE - 8% CAP RATE

3330 East 79th Street Cleveland, OH 44127



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THE OPPORTUNITY

Lessee	G & S Metal Products Co., Inc.
Original Term	16+ Years Remaining
Rent Escalations	2% Annual Rent Increases
Expense Structure	Absolute Net
Landlord Expense Responsibilities	N/A
Tenant Expense Responsibilities	All
Renewal Options	6, 5 Year Renewal Options
Sale Price	8% CAP Rate

HIGHLIGHTS

- The subject Property is fully leased by G&S Metal Products, a privately owned company that was founded in 1949. It is one of the largest producers of metal bakeware in the United States.
- For Sale at a HIGHLY Competitive 8% CAP Rate
- Located in an Opportunity Zone in the Bessemer Industrial District
- Single story building: 148,526 SF with a ground floor office space of 8,134 SF and a mezzanine office space of approximately 4,700 SF.
- Clear-height: Varies from 18' to High Bay Area of 40'
- 7 dock doors at the loading dock areas with over-head steel panel roll-up doors with electronic openers
- Excellent accessibility with a 5 minute drive to I-77 and less than 5 minutes to I-490 and the Opportunity Corridor.



QUICK STATS

Property Type	Industrial/Manufacturing
Zoning	General Industry
Lot Size	2.22 Acres
Building Size	148,526 SF
Year Built	1947
Most Recent Renovation	2002

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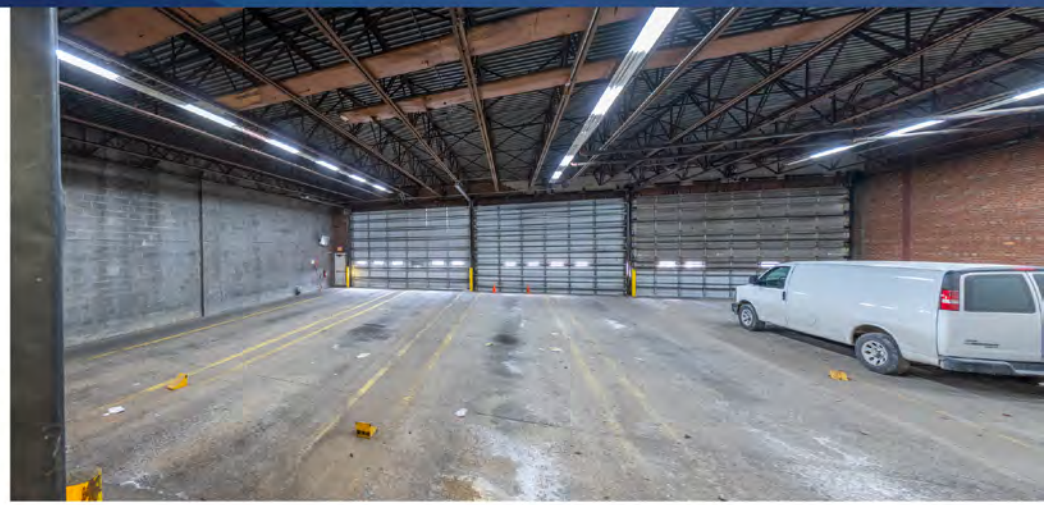
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LOCATION OVERVIEW

Positioned in the Bessemer Industrial District, it is a hub of established industrial activity. The subject property is located in the southeast-side industrial corridor less than five minutes from I-77/490 and the Opportunity Corridor. Zoned for General Industry and located within a federal Opportunity Zone, offering tax advantages.

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,025	110,183	322,190
Average Age	33.1	37.6	38.1
Average Age (Male)	27.1	35.5	36.3
Average Age (Female)	36.7	39.8	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,242	50,832	145,933
# of Persons per HH	2.4	2.2	2.2
Average HH Income	$43,150	$53,485	$68,664
Average House Value	$58,827	$105,641	$151,109

2023 American Community Survey (ACS)



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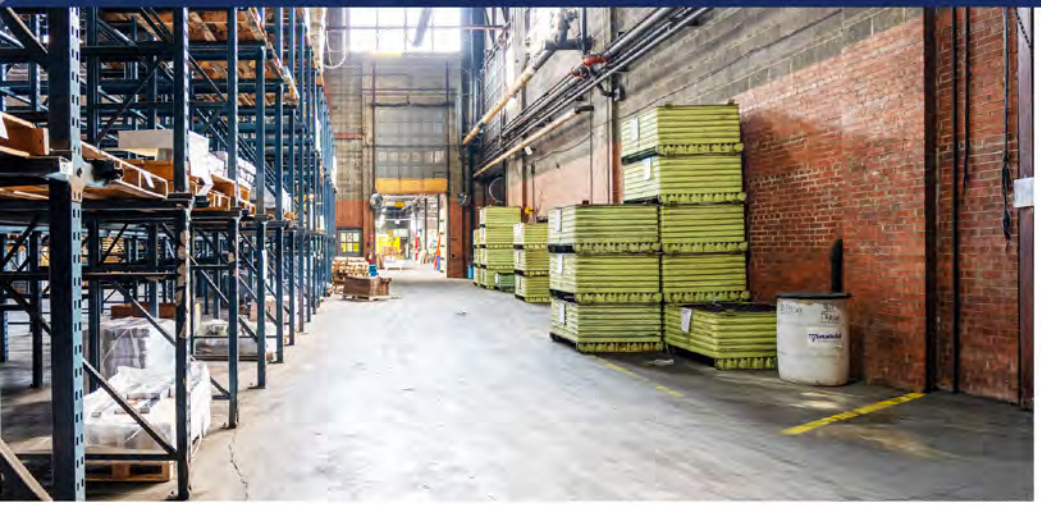
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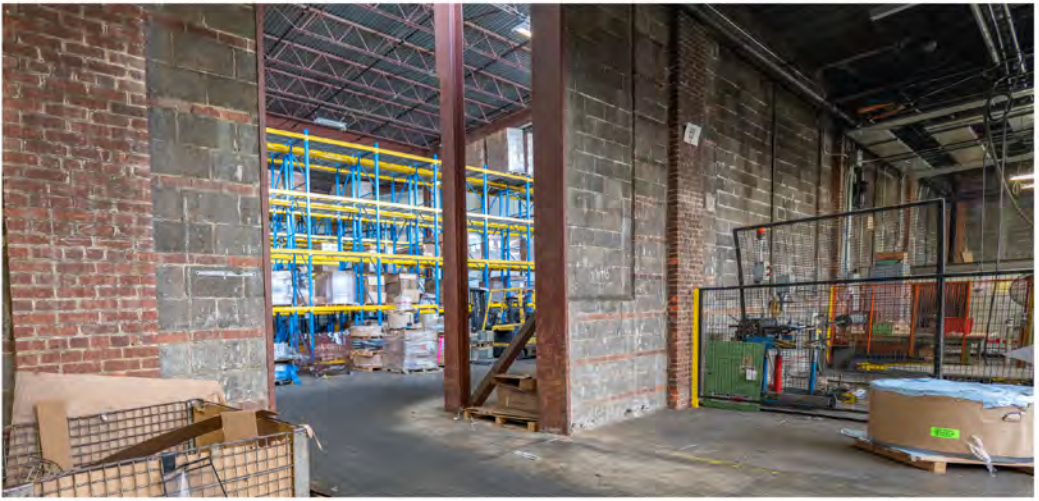
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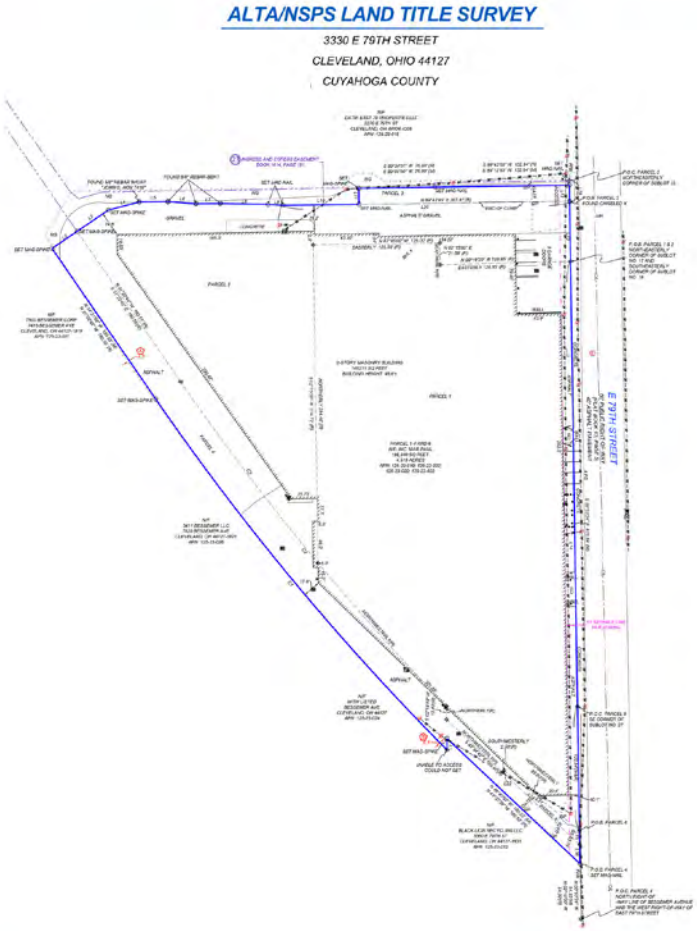
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