

A Newmark Industrial Investment Opportunity For Sale | 7005 Cochran Rd., Glenwillow, OH

**7005
COCHRAN ROAD**

Glenwillow, Ohio



NEWMARK

Offering Memorandum

Terry **COYNE**.com

Offering Process

Exclusive Representation

Newmark is exclusively representing the seller in this transaction.

Offer Requirements

Ownership is a market-oriented Seller with expectations that are consistent with the quality of the asset and the unique nature of the opportunity.

All offers should include:

- Purchase price and approval process
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

Co-Broker Commission

Any Purchaser which is represented by a broker is responsible to compensate the broker.

Communication

All communications, inquiries and requests should be addressed to the Newmark Team, as representatives of the Seller.

Call for Offers



Terry Coyne

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Executive Summary

Newmark, as exclusive broker, is pleased to present 7005 Cochran Rd., a 458,000 SF class A distribution and retail facility located in Glenwillow, Ohio.

The Property is 100% leased to a growing furniture retailer with a presence across the U.S., providing immediate in-place income and operational stability for investors seeking durable cash flow.

Situated within the heart of Glenwillow, the property sits among a dense cluster of established industrial and light manufacturing operations, creating a built in ecosystem of suppliers, service providers, and workforce accessibility. Glenwillow's long standing commitment to industrial development has resulted in modern infrastructure, reliable utilities, and a municipality that actively supports corporate growth and operational efficiency.

The site offers excellent access to major transportation routes. It is minutes from I 271, providing seamless north-south mobility, and offers quick connections to I 480, I 80 (Ohio Turnpike), and the broader Cleveland highway network. This connectivity positions the property within a short drive of Cleveland Hopkins International Airport, major intermodal facilities, and the region's key commercial hubs.

The property is being offered on an all-cash basis. Investors should base their offers on an "As Is, Where Is" condition of the property.

Total Footprint
458,000 SF

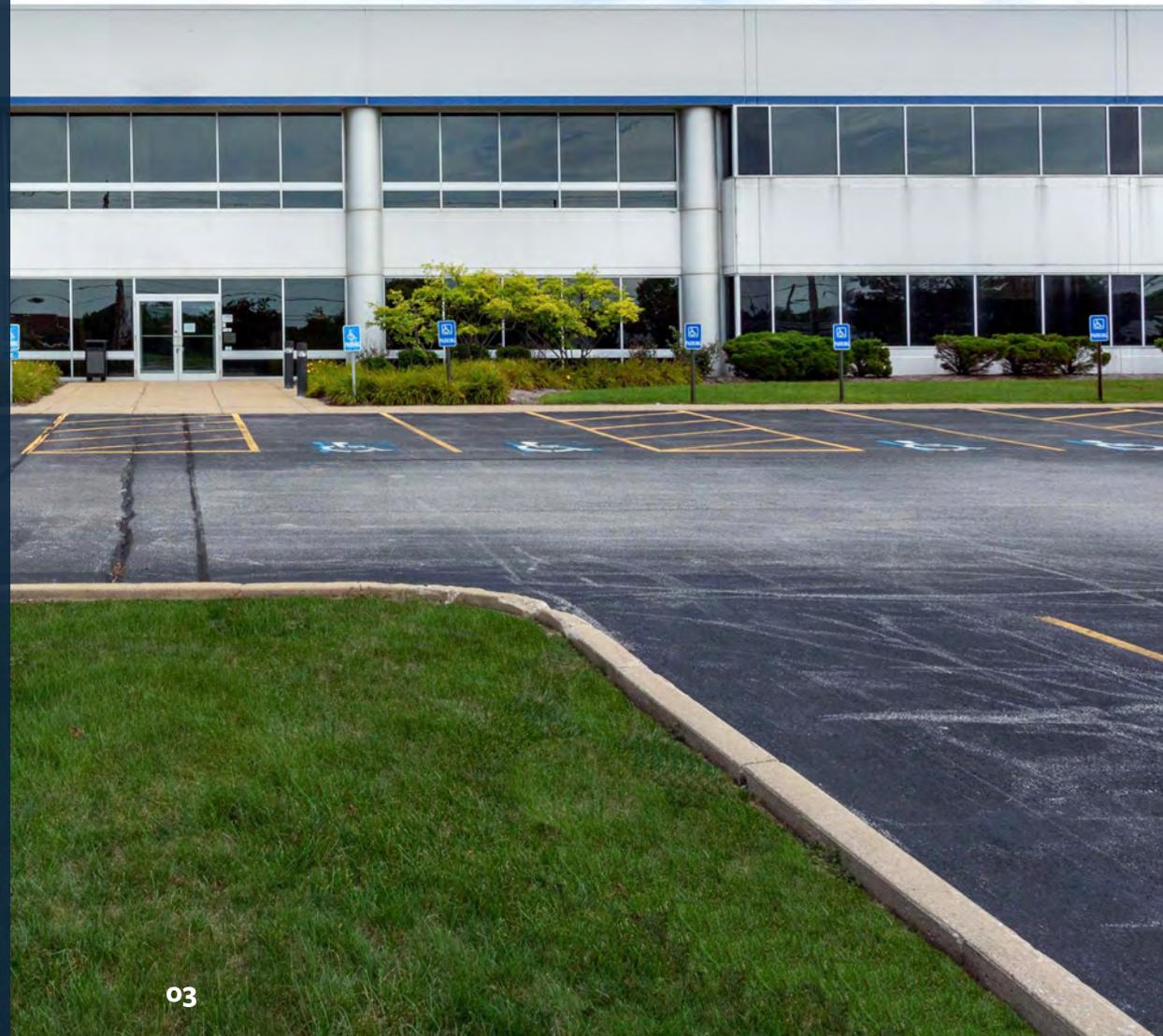
Site Acres
35.00 Acres

Year Built
1997

Occupancy
100%

Lease Term Remaining
14.83 Years

Lease Type
Triple Net Lease

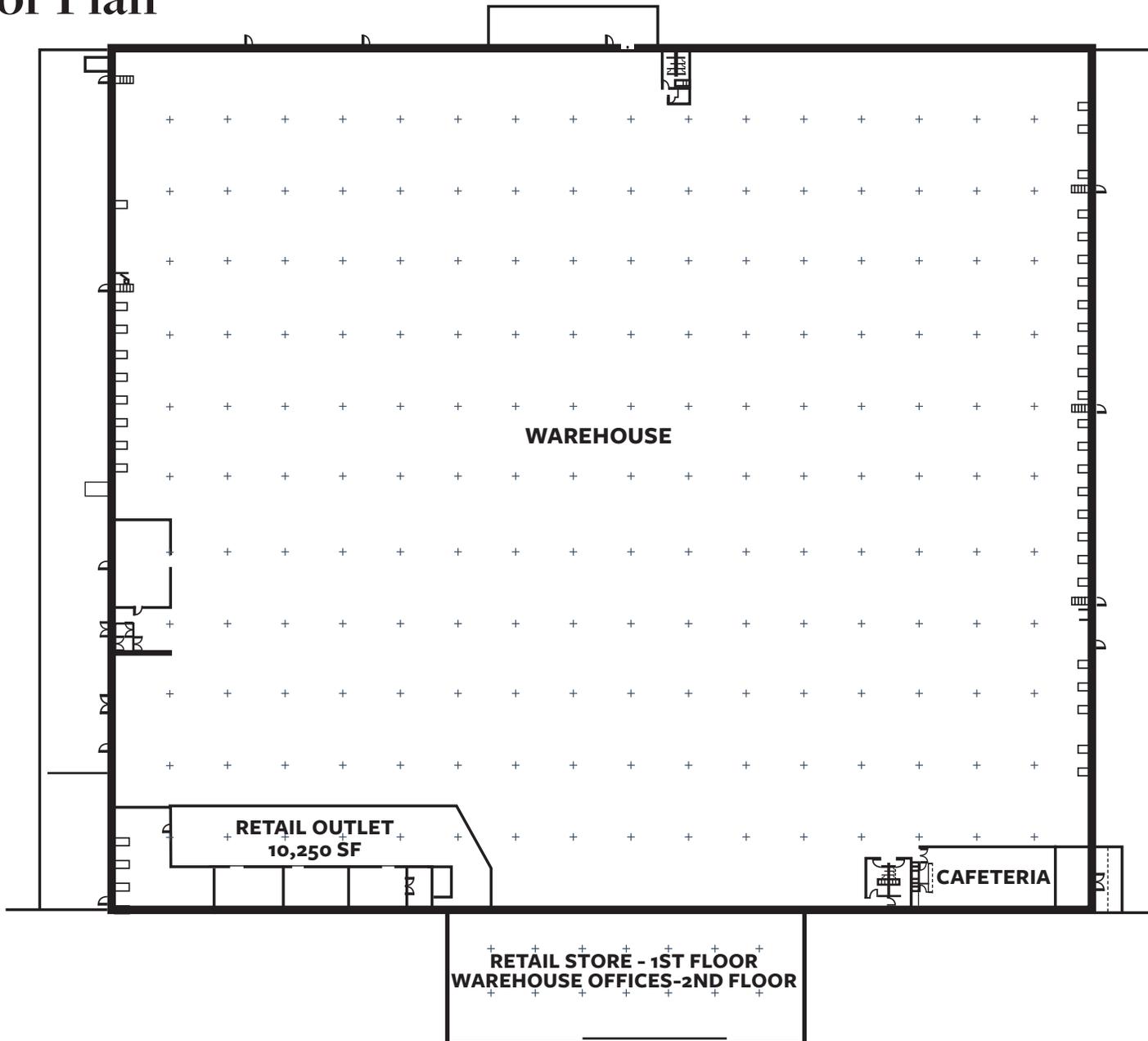


Property Details

Total Building Size	458,000 SF
Site Area	35.00 AC
Recent Renovations	2008/2013
Docks	39 Exterior
Drive-in Doors	3
Cross Docks	Yes
Clear Height	24'
Power	4,000 Amp/480 Volt, Heavy
Sprinklers	ESFR
Fenced Trailer Parking	250+ Spaces
Car Parking Spaces	350+ Spaces

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Floor Plan



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Investment Highlights



100% Leased

This distribution and retail facility presents a compelling opportunity to acquire a durable, income producing asset with predictable cash flow. The tenant's combined use — distribution, warehousing, and retail — underscores the property's strategic importance within their operational network, supporting long term tenancy and renewal potential.

Strategic Location

The property offers immediate access to I-271, with quick links to I-480, I-80 (Ohio Turnpike), and the broader Cleveland highway network. This provides efficient regional and multi state distribution capabilities, with convenient reach to Cleveland Hopkins International Airport, major intermodal facilities, and key commercial hubs across Northeast Ohio. For users prioritizing transportation efficiency and market reach, Glenwillow delivers a compelling logistical advantage.

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Tenant Profile

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Contact Brokers for Information

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Glenwillow Industrial Market

The Glenwillow industrial corridor is one of Northeast Ohio's most established and consistently high performing industrial submarkets. This area has long been a magnet for manufacturing, distribution, and advanced industrial users due to its exceptional infrastructure, strong labor pool, and unmatched regional connectivity.

The property sits within the Cochran Road industrial district, a mature and well planned industrial pocket anchored by national and regional companies. This clustering effect creates a built in ecosystem of suppliers, service providers, and skilled labor, reinforcing the area's long term stability and appeal to industrial occupiers.

The submarket also benefits from a deep and diverse labor pool drawn from surrounding communities such as Solon, Twinsburg, Bedford Heights, and Oakwood Village—areas known for strong industrial and technical talent.



Q4 2025 Cleveland Industrial Base

5.8%

Vacancy Rate

295.27 Million

Total Square Feet

587,335 SF

Under Construction

Q4 2025 Southeast Industrial Submarket

8.6%

Vacancy Rate

72,742,221

Total Square Feet

189,345 SF

Under Construction

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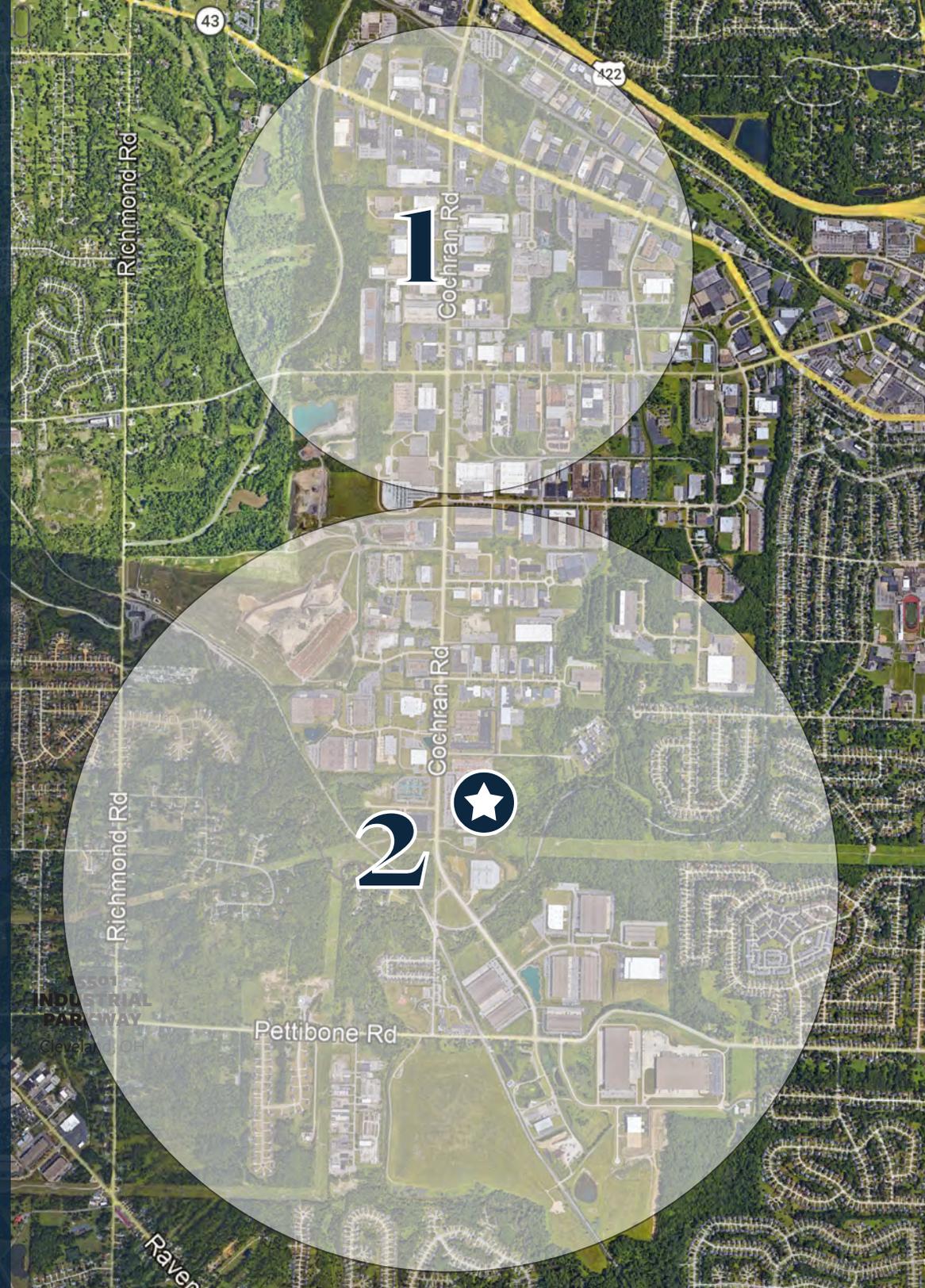
Industrial Area Overview

Circle 1

Omnitronics LLC
nVent Electric plc
MRI Software LLC
Mercury Machine Co.
National Enterprise System
King Nut Company
Tektronix, Inc.
Zircoa, Inc.
The Plas Mac Corp.
Wrap-Tite, Inc.
The Christopher Tool & Mfg Co.
L'Oreal USA Inc.
Swagelock Co.
Graphic Packaging International Inc.
Johnson Co.
The FD3M Co.
Accuspray Products
Environmental Wall Systems Ltd.
GH Metalwerks LLC
BCS Cuyahoga LLC
Solon Specialty Wire Co.
Netshape Technologies Inc.
CardPak Inc.
ET&F Fastening Systems
H&H Engineered Molded Products Inc.
Graphic Laminating LLC
Valtronic Technologies USA Inc.
Joy Mining Machinery Bedford Gear Division
Sensical Inc.
Fluke Biomedical
Conrad Kacsik Instrument Systems Inc.
Sturtz Machinery Inc.
Hunter Manufacturing Co.
Bird Electronic Corp.
Cosmo Corporation
Pressco Technology Inc.
Demag Cranes & Components Corp.
Belcan Specialty Equipment Engineering
Opti Mold Inc.
Timekeeping Systems Inc.
Bardons & Oliver Inc.
Keithly Instruments Inc.
Nestlé USA (Prepared Foods Division)

Circle 2

Techtron Systems Inc
Bradley Stone Industries
Millwood Inc.
Custom Products Corp.
Amazon
Genesis Plastic Technologies LLC
TTLFloor Care North America
Barudan America Inc
Fasteners For Retail Inc
MP Biomedicals
Silvercote
Kennametal Inc
W P Hickman Systems Inc
American Rubber Products Inc
Alloy Welding & Fabricating Inc
Tameran Graphic Systems Inc
Etched Metal Co
Toner Co Inc
The Technology House
Amresco Inc
Glavin Industries Inc
Co Ax Technology
Great Lakes Textiles Co Inc
Speedline Corp
The Robbins Co
American Ring & Tool Co
S R P M Inc
Baldwin International
Euclid Universal Corp.
Omnitronics Llc
Mercury Machine Co
The Plas Mac Corp
The Christopher Tool & Mfg Co



Regional Map



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Rent Schedule

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Disclaimer / Legal Page

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

Newmark (the “Agent”) has been engaged as the exclusive sales representative for the sale of (the “Property”) by ‘Ownership’ (the “Seller”).

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. You are solely responsible for independently verifying the information in this Memorandum. Terms of sale or lease and availability are subject to change or withdrawal without notice.

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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