



Accelerating success.



For Sale

AML Industries, Inc

520 Pine Avenue SE, Warren, OH 44483

Industrial | *Net Lease Investment Opportunity*
100% Occupied | 10 Yr NNN Lease | Annual Increases



Get the details



Executive Summary

Colliers is pleased to present, on an exclusive basis to qualified investors, the opportunity to acquire this Net Lease Investment (the “Property”), an industrial building totaling ±44,560 square feet strategically located within the Youngstown-Warren-Boardman MSA.

The Property is 100% leased and offers investors a day-one, cash-flowing asset. With strong in-place occupancy, market-competitive rental positioning, and an established management framework, the Property is well-positioned to deliver immediate income and a seamless ownership transition.

INVESTMENT OVERVIEW

Property	520 Pine Avenue Southeast
Tenant	AML Industries, Inc.
Price	\$3,480,000
Cap Rate	8.50%
In-Place NOI (as of 11/18/25)	\$295,379
Occupancy	100%
NRA	±44,560 SF
Land Area	4.39 Acres
Year Built/Renovated	1975

REGISTER TO VIEW OM

Investment Highlights:

Long-Term, Passive Net Lease with Built-In Growth: Single-tenant industrial asset 100% leased to AML Industries, Inc. under a 10-year NNN lease featuring 3% annual rent escalations, delivering predictable income growth and minimal landlord responsibilities.

Day-One Cash Flow from an Established Industrial Operator: Generates \$295,379 in annual rent with immediate, stabilized cash flow. The tenant has occupied the property as its corporate headquarters and primary manufacturing hub since 1989, underscoring operational commitment to the site.

Mission-Critical Facility Supporting Tenant Stickiness: The property houses AML’s executive offices, manufacturing, R&D, storage, and outbound logistics. This specialized configuration and strategic role in AML’s business materially reduce relocation risk and enhance long-term tenancy.

Functional, In-Demand Industrial Building: ±44,560 SF light industrial facility with 16’ clear height, six dock-high doors, six drive-ins, 13.8% office build-out, and 4.39 acres of land, well suited for manufacturing, distribution, and flex industrial users.

Stable, Supply-Constrained Industrial Market with Upside: Located in the Warren industrial submarket within the Youngstown–Warren–Boardman MSA, characterized by no active new construction, improving absorption, and durable long-term rent growth. Excellent access to SR-422, SR-169, I-80, and I-76 supports regional and Midwest distribution connectivity.

Location & Access

Strategically located within the Youngstown–Warren–Boardman MSA, an area seeing renewed economic growth fueled by advanced manufacturing, logistics, and energy investment. The property is positioned to benefit from strong regional momentum. Its central in-town setting offers immediate access to major transportation routes, including State Routes 422 and 169, with seamless connectivity to key regional arterials leading to I-80, I-76, and the broader Midwest distribution network.

5 MILE DEMOGRAPHICS

80,673

TOTAL
POPULATION

42,977

OF
EMPLOYEES

34,779

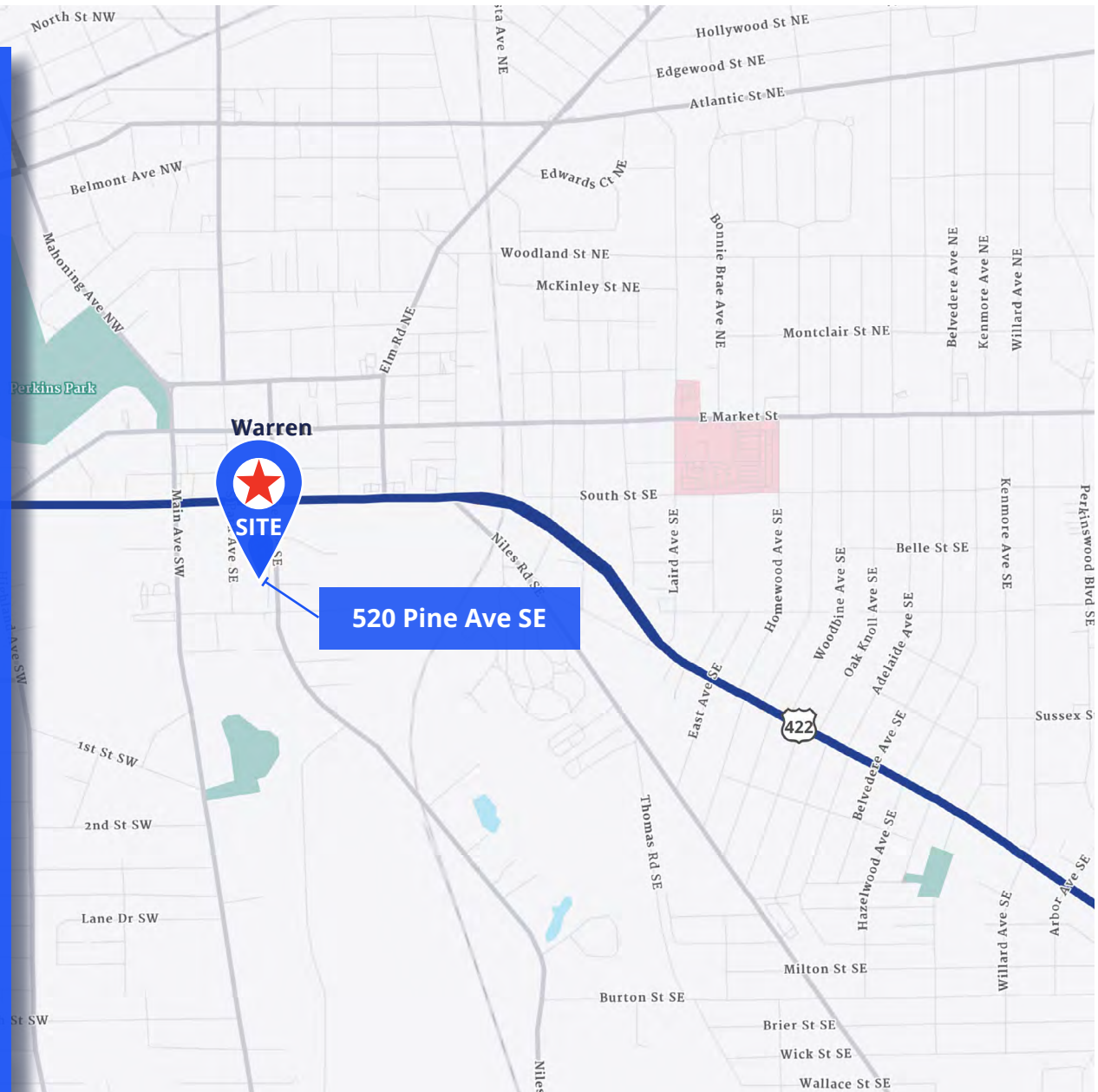
OF
HOUSEHOLDS

2,939

OF
BUSINESSES

\$63,090

AVG. HOUSEHOLD
INCOME





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

At Colliers, we are *enterprising.*

We maximize the potential of property to accelerate the success of our clients and our people.

Our expert advice to property occupiers, owners and investors leads the industry into the future. We invest in relationships to create enduring value. What sets us apart is not what we do, but how we do it. Our people are passionate, take personal responsibility and always do what's right for our clients, people and communities. We attract and develop industry leaders, empowering them to think and act differently to drive exceptional results. What's more, our global reach maximizes the potential of property, wherever our clients do business.

At Colliers, we accelerate success.

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