

1611 SAWMILL PARKWAY
HURON, OH 44839



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NET LEASED INVESTMENT PROPERTY
FOR SALE

FULL-SERVICE COMMERCIAL REAL ESTATE

SOUTH SHORE MARINE



GENERAL INFORMATION

Price:	\$8,500,000
Building Size:	99,036 square feet on the ground Additional office/mezzanine areas/parts storage on 2 nd levels are a bonus
Number of Stories:	Single + upstairs offices and lofts
Year Constructed:	1997 – 2022 – see table
Condition:	Excellent
Acreage:	7.1539 acres
Closest Cross Street:	Rye Beach Road
County:	Erie
Zoning:	Industrial
Parking:	Almost all of the acreage is concrete and/or stoned for employee, & customer parking and outside display/storage
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

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TAX INFORMATION

Parcel	Acreage	Taxes	Land Valuation	Improvement Valuation	Total Valuation
42-01952.007	4.24	\$17,220.68	\$360,000	\$4,300,060	\$4,660,210
42-01952.004	0.68	\$5,100.52	\$51,150	\$232,720	\$290,870
42-01952.005	0.80	\$5,056.42	\$68,100	\$220,230	\$288,330
42-01952.002	0.88	\$9,600.86	\$74,610	\$472,890	\$547,500
42-01952.006	0.55	\$717.48	\$28,740	\$12,170	\$40,910
Totals:	7.15	\$37,695.96	\$582,600	\$5,238.070	\$5,827,820

Comments:

- Unparalleled visibility to State Route 2 with pylon sign and flagpole along the highway frontage.
- All areas have backup power generators new 2022/23.
- Ceiling fans in all storage areas for improved ventilation.
- Most lighting has been upgraded to LED.
- Building 5, Showroom, and Building 6 currently under a 15-year tax abatement.
- Extensive electrical in all work areas. Buildings 3, 5, and 6 have 208 volt / 50-amp outlets.
- Two entry drives - 20' wide. All concrete - no asphalt.

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Lease Synopsis:

- The lease term is from August 1, 2017, through July 31, 2032. Tenant has two 5-year extensions with a 12-month prior notice. Rental rate shall increase per Consumer Price Index – All Urban Consumers during the previous term.

Rent is **\$55,333**/monthly NNN/**\$663,996**/annually.

- Section 7 of the Lease states:

Landlord shall make all major repairs to the exterior of the existing buildings located on the premises, which shall include the roof, the structural portions of the floor slab, the load bearing walls, foundations, and other structural members, if any, as well as all utility lines serving the premises, but only to the extent located outside the existing buildings located on the premises. In no event shall Landlord be obligated to repair or maintain the doors, door systems, windows and frames, gutters, downspouts, interior plumbing and other utility lines inside any buildings or improvements located on the premises. For avoidance of doubt, the Landlord is not responsible for painting the interior or exterior of any buildings or improvements located on the premises, of the building lighting, signs or signage thereon.

- The Lease also states the following:

Guaranty. In consideration of, and as a condition of Landlord's agreement to enter into this Lease, One Water Marine Holdings, LLC, a Delaware limited liability company ("Guarantor") shall execute and deliver this Lease Agreement, as the Guarantor, simultaneously with the Tenant's execution of the same, to guaranty all obligations of the tenant.

ONEW - NASDAQ

- <https://www.onewatermarine.com>
- <https://www.southshoremarine.com/>

OneWater Marine is one of the largest and fastest growing premium retailers in the United States. OneWater operates first-rate boat dealerships providing a variety of high-quality products and offerings as well as new and pre-owned recreational boats, parts and accessories and repair and maintenance services as well as finance and insurance services.

In northern climates, storage and also indoor heated storage is an additional source of revenue.

OneWater acquired South Shore Marine in 2017.

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Building 1

Built in 1997. 7,936 square feet. K&M Builders 8x8 pole barn 48'x144' plus 16x64 front office. New Shingle Roof approx. 2018. Concrete floors with drains & oil interceptor. Offices redone 2021, bathroom, kitchen, etc. Shop bathroom & two lofts. Full Utilities, radiant tube heating. All metal wall panels.

Building 2

Built in 1998. 14,100 square feet. K&M Builders 94' x 150' with centerline block fire wall. 3 interior areas are 47'x75', others are sectioned off approx. 15' x 47'. Concrete floors. Radiant tube and std. overhead heating. All metal wall panels. (4) 14' x 14' doors, (1) 20' x 14' door, multiple man doors. Radiant tube heaters were replaced in 2022. Three backup generators with safety switching installed in 2022/2023.

Building 3

Built in 2003. 18,000 square feet. Star Buildings Metal 90'x200', metal roof, concrete floors, Firewall, interior 50x90 work area with floor drains & oil interceptor. Mezzanine(s), front offices - 2 levels. All metal wall panels. (7) 16'x16' doors, multiple man doors. Radiant tube heating, upper side light windows.

Building 4

Built in 2007. 21,000 square feet. Star Buildings Metal 120x175', metal roof, concrete floors, sprinkler system, all metal wall panels. (4) 16' x 16' doors, (1) 20' x 20' door, multiple man doors. Radiant tube heating, upper side light windows.

Building 5

Built in 2015. 18,000 square feet. Janotta & Herner Newcor Metal 120' x 150', metal roof, concrete floors, sprinkler system, all metal wall panels. (4) 16' x 16' doors, (1) 20' x 20' door, multiple man doors.

Showroom

Built in 2017. 13,200 square feet. Janotta & Herner Newcor Metal 120' x 110' extension to building 5. Radiant tube heating, traditional forced air heating & AC for entire showroom. Concrete + dark blue epoxy floor. Large mezzanine with various meeting areas, kitchen, bathrooms, offices, upgraded LVT flooring, etc.

800 square feet. Connection approx 20' x 40' between Showroom & building 3 creates welcome / reception area. Separate HVAC, LVT flooring, etc.

Building 6

Built in 2022. 24,000 square feet. Janotta & Herner Metal building 100' x 240'. All Concrete floors, radiant tube heating, all metal insulated wall panels. Center block firewall. (8) 20' x 16' doors, multiple man doors.

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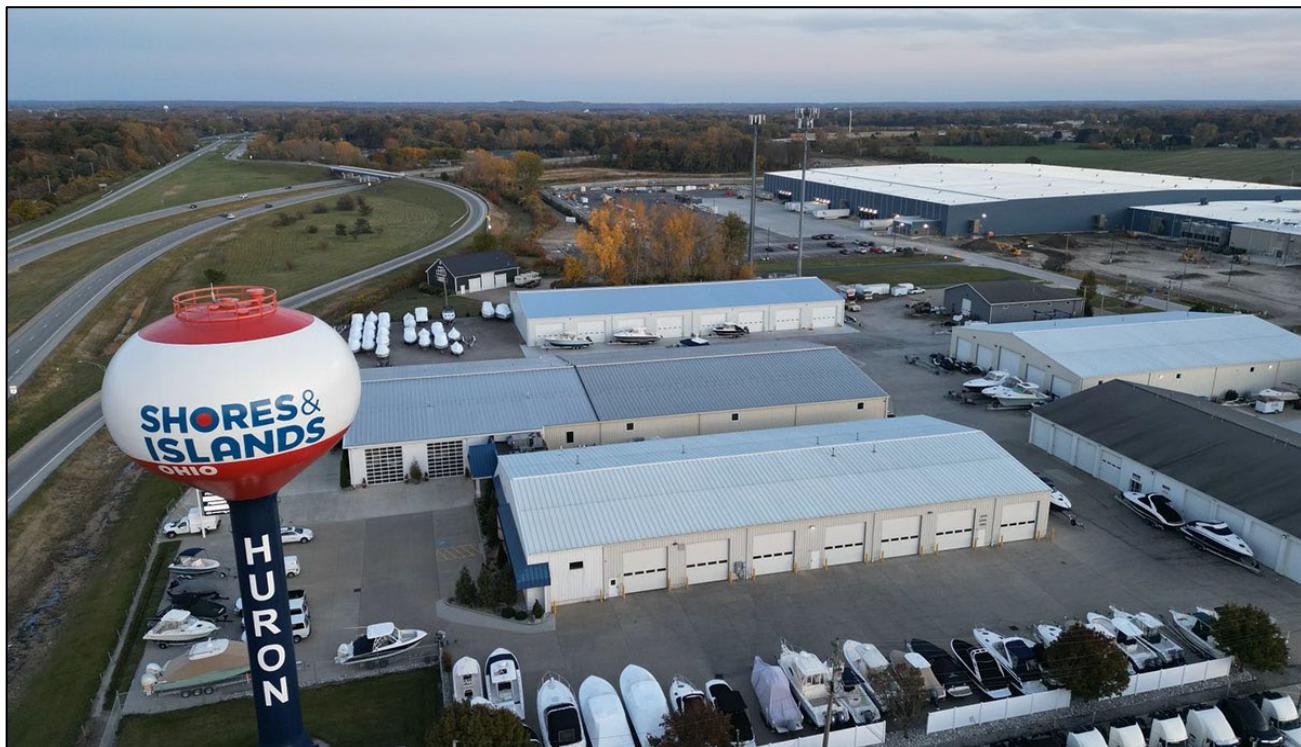
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AVAILABLE

Investment Property For Sale



View from State Route 2 looking south



View from State Route 2 looking east towards Huron

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Visitor/reception area



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Service/advisor areas



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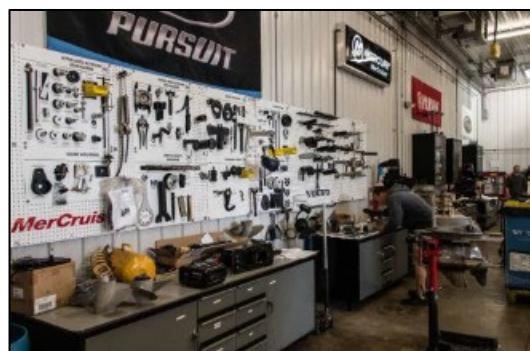
Investment Property For Sale

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Shop area

Heated boat storage



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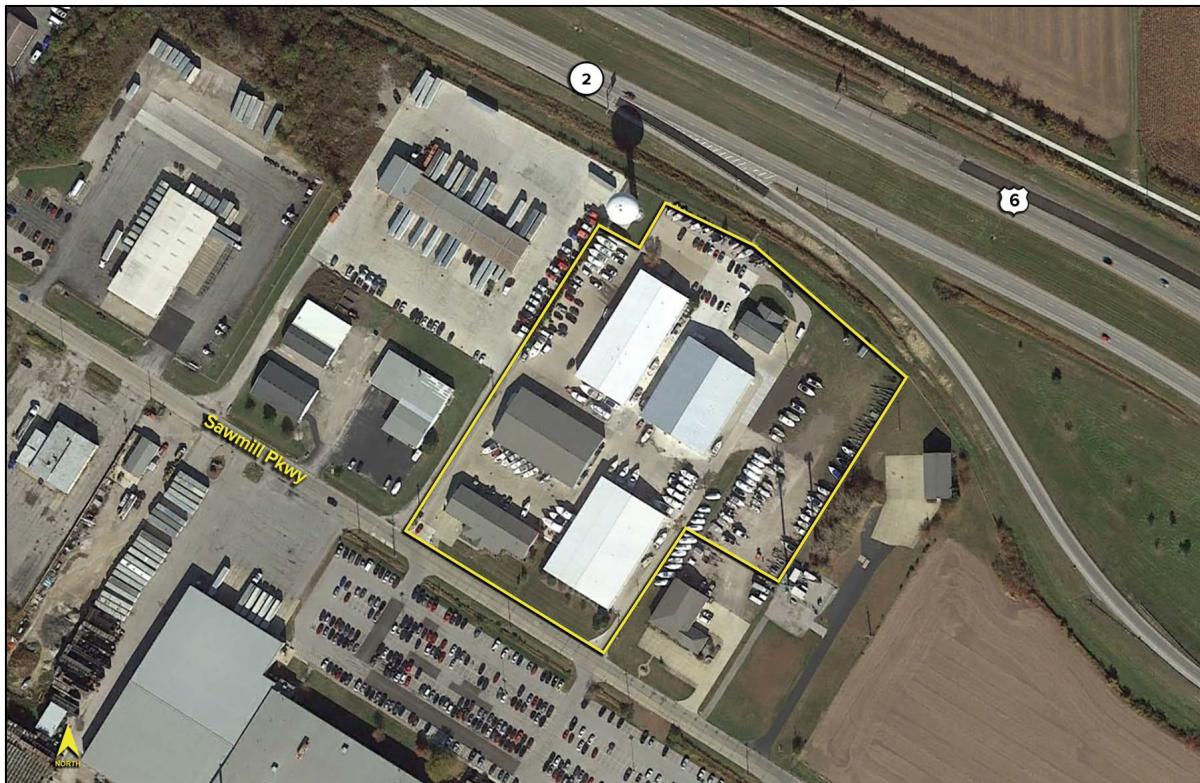
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