

775 - 779 WEST SMITH ROAD, MEDINA, OH 44256  
95% LEASED INDUSTRIAL INVESTMENT FOR SALE



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CLEVELAND, OH 44113  
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# EXECUTIVE SUMMARY



Sale Price	<b>\$3,985,000</b>
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## OFFERING SUMMARY

Building Size:	100,000 SF
Lot Size:	5.88 Acres
Price / SF:	\$39.85
Cap Rate:	9.98%
NOI:	\$397,512
Year Built:	1973
Renovated:	2018
Zoning:	I-1 Industrial
Market:	Greater Cleveland

## PROPERTY HIGHLIGHTS

- 775 W. Smith Road: 5 tenants, 4,950sf office and 43,500sf warehouse; 6 docks with levelers; 5- 12'X14' drive-in doors
- 777 W. Smith Road: 4 tenants; 4,113sf office and 24,000sf warehouse; Upgraded led lighting; 5 docks with levelers; 2- 12'X14' drive in doors
- 779 W. Smith Road: 1 tenant; 24,000sf with 2,368sf office and 21,632sf warehouse; 4 docks with levelers; 3- 12'X14' drive-in doors
- 5.88 acres total
- NOI: \$397,512.24
- Cap Rate: 9.98%
- Detailed financials available upon request

## INDUSTRIAL INVESTMENT FOR SALE

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**EXECUTIVE SUMMARY // 2**

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# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Multi-tenant industrial investment property for sale. Zoning allows for industrial and distribution with flex and office spaces available. There is 100,000sf of total space in three buildings. The owner has done many upgrades including a new roof, siding, AC, LED lighting, and replaced the warehouse heating with overhead tube heaters

## LOCATION DESCRIPTION

Located just west of State Road in the City of Medina. Property is five miles west of Interstate 71 and State Route 18 Intersection.

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**PROPERTY DESCRIPTION // 3**

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# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

Street Address	775 - 779 West Smith Road
City, State, Zip	Medina, OH 44256
County	Medina
Market	Greater Cleveland
Closest Highway	I-71 (5 miles)
Cross-Streets	State Road
Signal Intersection	No

## BUILDING INFORMATION

NOI	\$397,512.24
Cap Rate	9.95
Occupancy %	95.0%
Tenancy	Multiple
Year Built	1973
Year Last Renovated	2018
Free Standing	No
Price Per Square Foot	\$39.85

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**COMPLETE HIGHLIGHTS // 4**

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# ADDITIONAL PHOTOS



## INDUSTRIAL INVESTMENT FOR SALE

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**ADDITIONAL PHOTOS // 5**

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# AERIAL MAP



775 - 779 West Smith Road



Google

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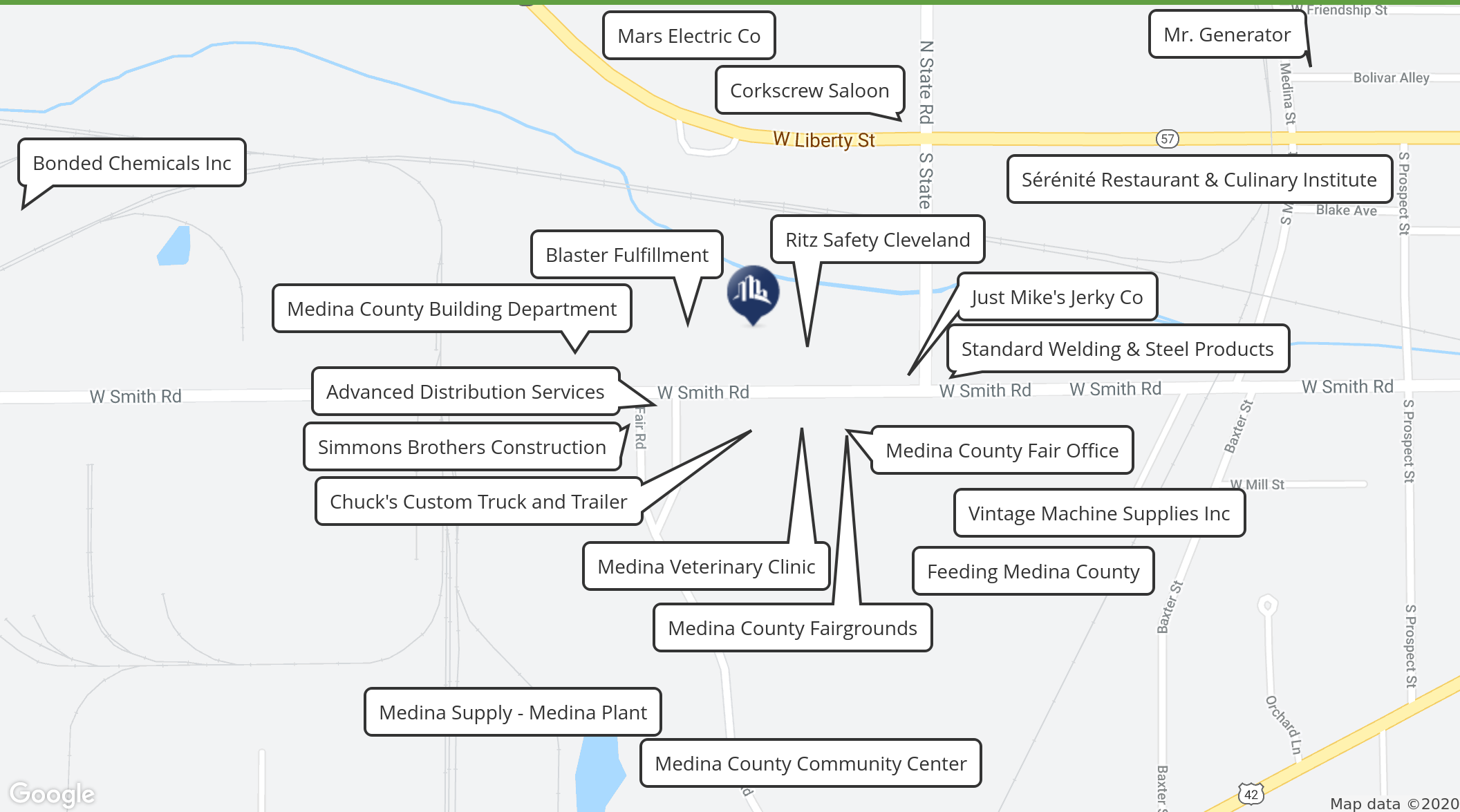
**AERIAL MAP // 6**



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# RETAILER MAP



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**RETAILER MAP // 7**

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# DEMOGRAPHICS MAP & REPORT

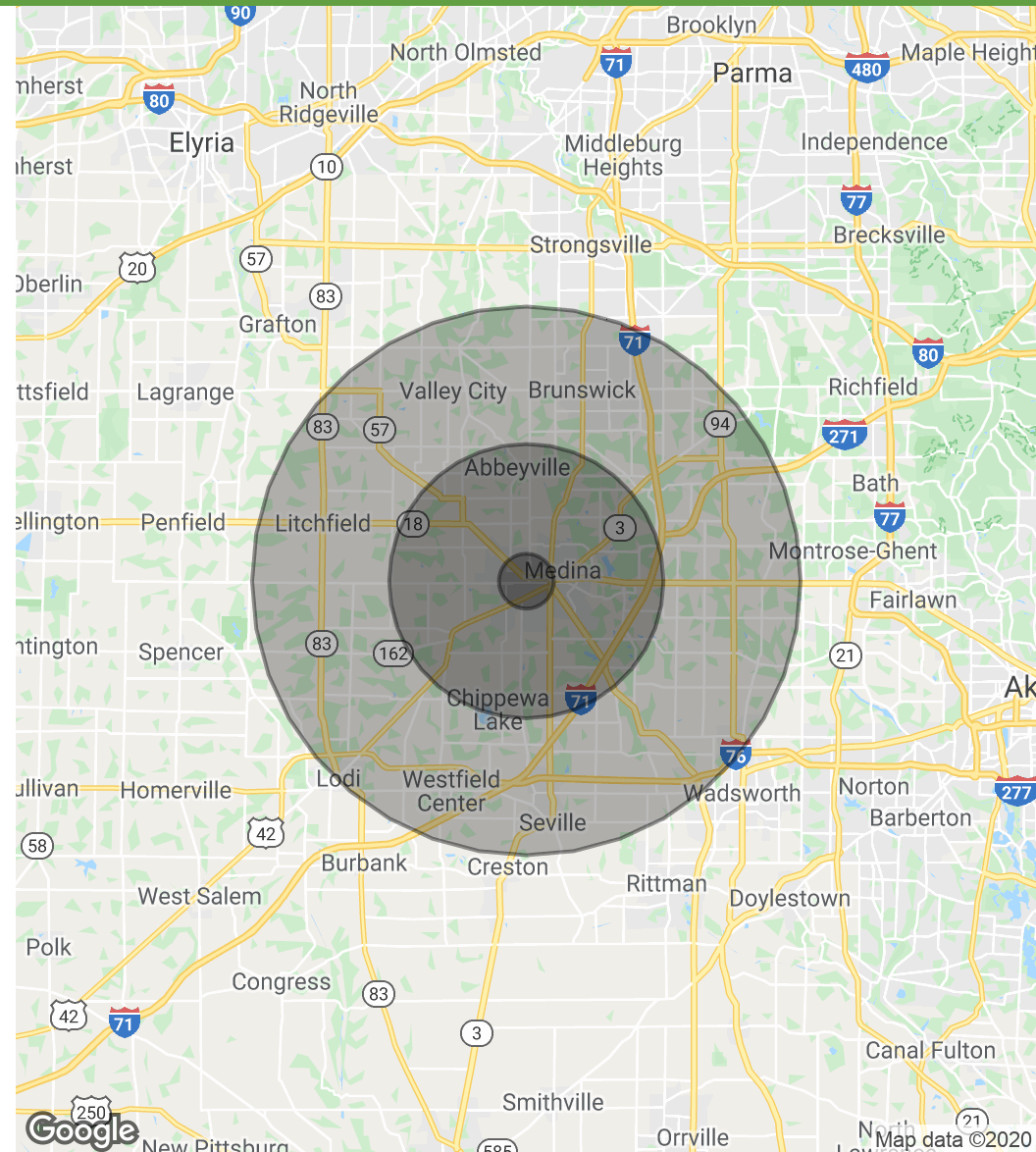
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,597	59,161	154,253
Median age	34.5	37.7	39.4
Median age (Male)	31.0	36.2	38.6
Median age (Female)	37.0	38.9	40.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,400	22,667	58,424
# of persons per HH	2.6	2.6	2.6
Average HH income	\$63,482	\$79,775	\$79,736
Average house value	\$154,091	\$219,903	\$222,098

\* Demographic data derived from 2010 US Census



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**DEMOGRAPHICS MAP & REPORT // 8**

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