

OFFERING MEMORANDUM

8101

Union Avenue

CLEVELAND, OHIO 44105



INDUSTRIAL INVESTMENT OPPORTUNITY

18,400 SF DISTRIBUTION FACILITY ON 8 ACRES

CBRE

EXECUTIVE SUMMARY

CBRE, Inc. as the exclusive advisor, is pleased to present 8101 Union Avenue (“The Property”) for sale to qualified buyers. Located in Cleveland, this single-tenant 18,400 SF industrial facility sits on 8 acres and is minutes away from major highways and interstates. The Property has been occupied by KAG Leasing Inc., who has been a tenant since 2010 and recently signed a 10-year renewal lease with 3% annual increases.

INVESTMENT HIGHLIGHTS

- ◆ New 10-year, NNN lease commences 1/1/2026
- ◆ Ability to expand – total site is 8.0 acres
- ◆ Close proximity to major highways – minutes from I-77, I-480 and I-90
- ◆ Opportunity to acquire at well-below replacement cost
- ◆ 4 drive-in doors
- ◆ Strong tenant with a history of a successful operation
- ◆ Annual Rent of \$120,000.00 (\$6.52/SF)



PROPERTY OVERVIEW



ADDRESS

8101 Union Avenue, Cleveland, Ohio 44105



LOCATION

Centrally located in Cuyahoga County with easy highway accessibility



ASKING PRICE

\$1,435,000



CAP RATE

8%



TOTAL SF &
ACREAGE

18,400 SF | Situated on 8.0 Acres



PARCEL

127-04-007

TENANT/LEASE OVERVIEW

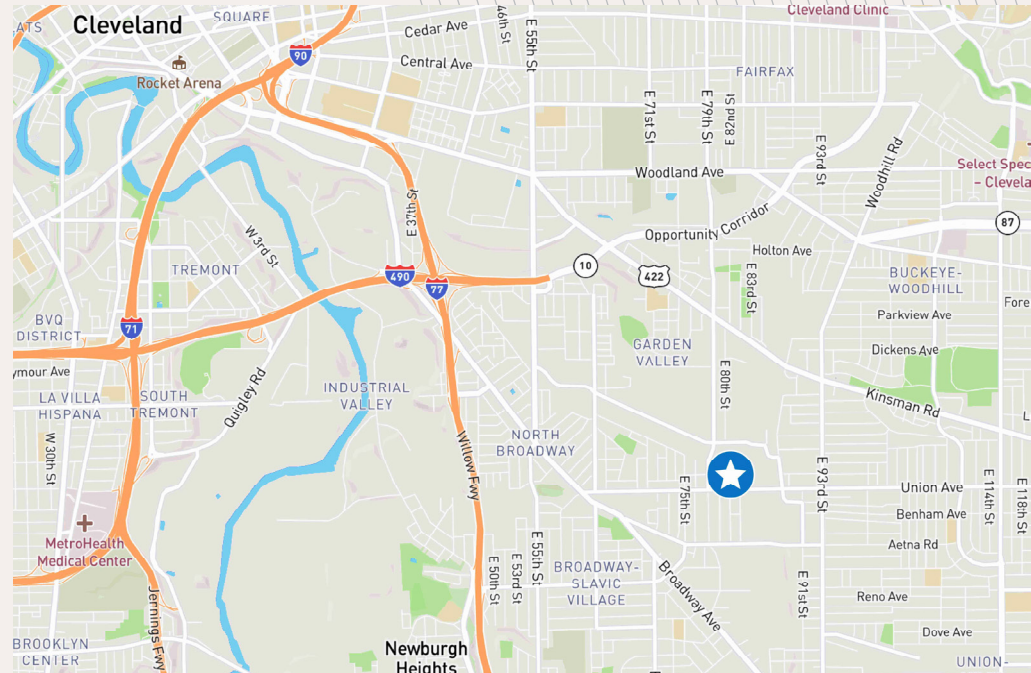
KAG is a leading specialized transportation and logistics provider across a range of diversified end markets in the United States and Canada. Services principally involve the transportation of bulk liquids and other specialty products. KAG's network includes over 200 strategically located terminals including 8101 Union Avenue.

LEASE SUMMARY

- ◆ Original Commencement Date: April 30, 2010
- ◆ Renewal Commencement Date: January 1, 2026; 120 month term
- ◆ Full NNN structure – tenant responsible for 100% of RE Taxes, Insurance, CAM

LEASE MATRIX

START	END	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT/SF
1/1/2026	12/31/2026	\$10,000.00	\$120,000.00	\$6.52
1/1/2027	12/31/2027	\$10,300.00	\$123,600.00	\$6.72
1/1/2028	12/31/2028	\$10,609.00	\$127,308.00	\$6.92
1/1/2029	12/31/2029	\$10,927.27	\$131,127.24	\$7.13
1/1/2030	12/31/2030	\$11,255.09	\$135,061.06	\$7.34
1/1/2031	12/31/2031	\$11,592.74	\$139,112.89	\$7.56
1/1/2032	12/31/2032	\$11,940.52	\$143,286.28	\$7.79
1/1/2033	12/31/2033	\$12,298.74	\$147,584.87	\$8.02
1/1/2034	12/31/2034	\$12,667.70	\$152,012.42	\$8.26
1/1/2035	12/31/2035	\$13,047.73	\$156,572.79	\$8.51



PROPERTY PHOTOS



CLEVELAND INDUSTRIAL MARKET OVERVIEW

449,000
SF NET
ABSORPTION
IN 2025

4.4%
CURRENT
VACANCY RATE

25%
GROWTH RATE
IN THE LAST
12 MONTHS

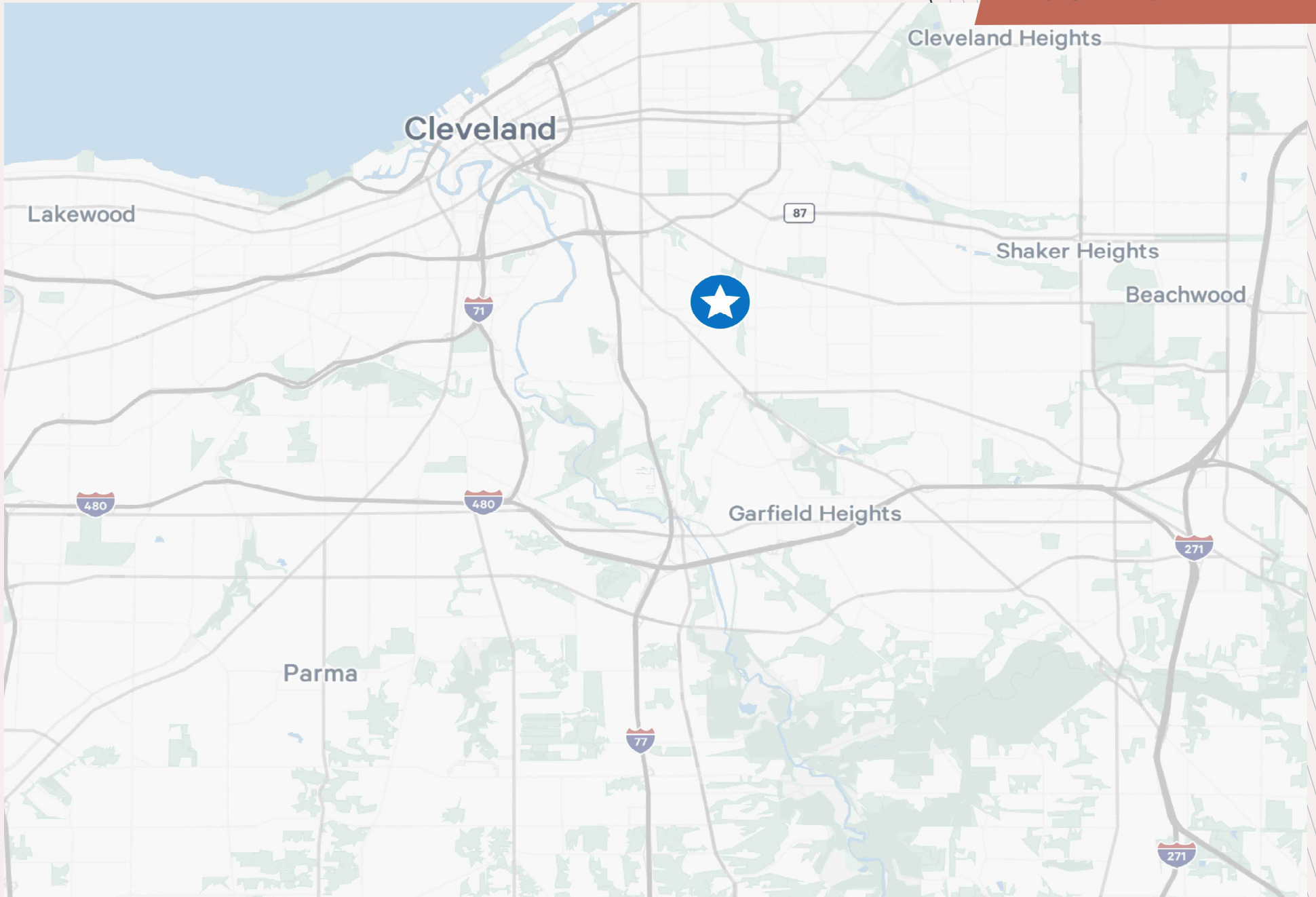
\$6.84/SF
CURRENT ASKING
RATE

368,000,000
SF TOTAL INDUSTRIAL
SUPPLY IN THE
MARKET

374,000
SF UNDER
CONSTRUCTION



LOCATION MAP



Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. Licensed Real estate Broker



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