



## 1571 Gressel Drive

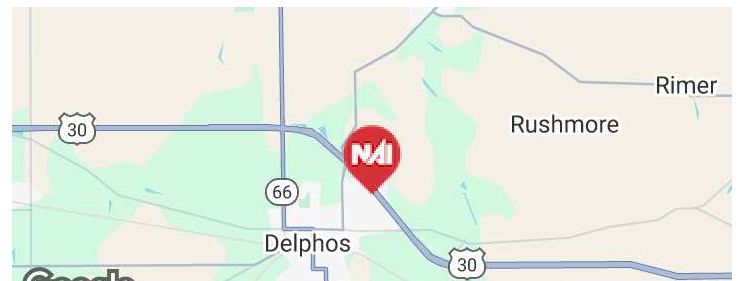
Delphos, Ohio 45833

### Property Highlights

- Rare NNN Freezer/Cooler Investment Property
- Guaranteed by Strong National Tenant
- Allen County is a National Recognized Economic Area
- Seven Years Remaining, Two-5 Yr Renewal Options
- 3% Annual Rent Escalations, Minimal LL responsibilities
- Current Annual Rent of \$393,381

### Property Overview

The subject is a net lease freezer/cooler industrial building leased to HydroFresh HPP Ltd . The lease is guaranteed by Universal Pure, the largest independent provider of high pressure processing (“HPP”) and cold chain solutions for food & beverage customers in North America. Universal acquired the HydroFresh HPP in 2022.



### Offering Summary

Sale Price:	\$6,200,000/6.34% Cap Rate
Building Size:	36,616 SF
Lot Size:	3 Acres

### For More Information



**Mark Baringer**

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### Property Description

The subject is a net lease freezer/cooler industrial building leased to HydroFresh HPP Ltd . The lease is guaranteed by Universal Pure, the largest independent provider of high pressure processing (“HPP”) and cold chain solutions for food & beverage customers in North America. Universal acquired the HydroFresh HPP in 2022.

The ten year lease commenced on 6/1/2022 with 3% annual rent escalations. Current annual rent is \$393,381. There are also two 5 year options to renew. . Landlord responsible for foundation structure(but not floor), exterior walls and roof.

### Location Description

Delphos is located on US 30 between Lima and Van Wert in Northwest Ohio, and is part of both Van Wert and Allen counties. Lima/Allen County was just recognized as the #3 metro under 200,000 population for economic development in the country, as determined by Site Selection magazine.

The subject is located in an industrial area along US 30. This area includes multiple buildings for Lakeview Farms, a leading food manufacturer of dips, desserts and specialty products nationally. A new \$3-35 million expansion is planned for the Lakeview campus. The area also includes Vanamatic, a global supplier of precision made products, and Rode's Meats, a new \$6 million meat processing facility. It is also adjacent to Wannemacher Commercial Park and a new Love's travel center.



Sale Price	\$6,200,000
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## Building Information

Building Size	36,616 SF
Cap Rate	6.34
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	42 ft
Minimum Ceiling Height	38 ft
Year Built	2010
Condition	Good
Roof	Durolast Membrane
Free Standing	Yes
Number of Buildings	1
Walls	Prefinished 8" Metal
Foundation	9" Reinforced Concrete
HVAC	Freon System 0-36 Degree Temperatures
Power	480V/800A, 3-phase

## Location Information

Street Address	1571 Gressel Drive
City, State, Zip	Delphos, OH 45833
County	Allen

## Property Information

Property Type	Industrial
Property Subtype	Refrigerated/Cold Storage
Lot Size	3 Acres
APN #	25-2000-02-003.006







Lakeview Farms Inc

Lakeview Farms building #2

Rode's Meats

Lakeview Farms

Vanamatic

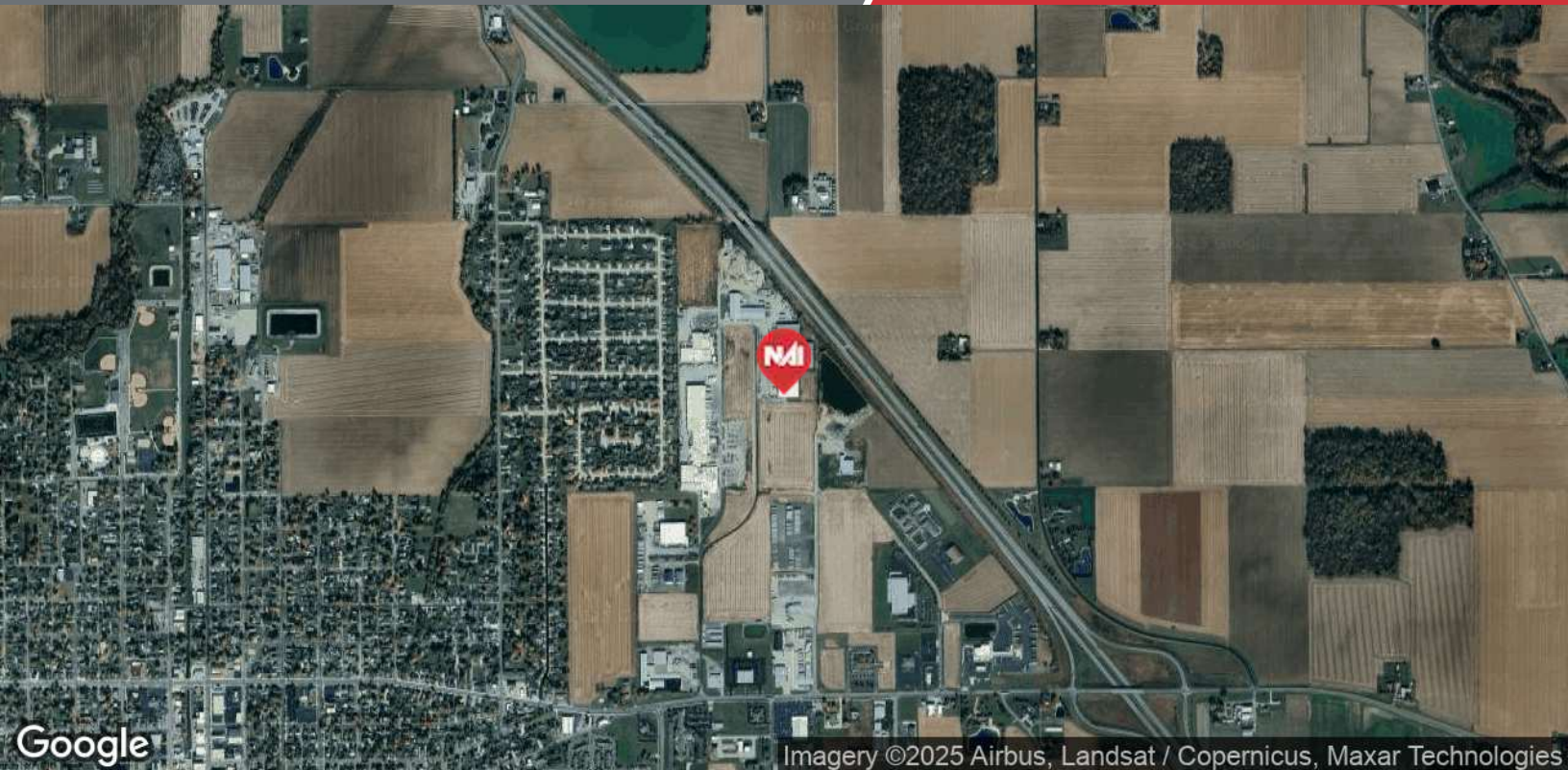
Dancer Logistics Inc

Love's Travel Stop

Amshaw Services



Penske Truck Service



Google

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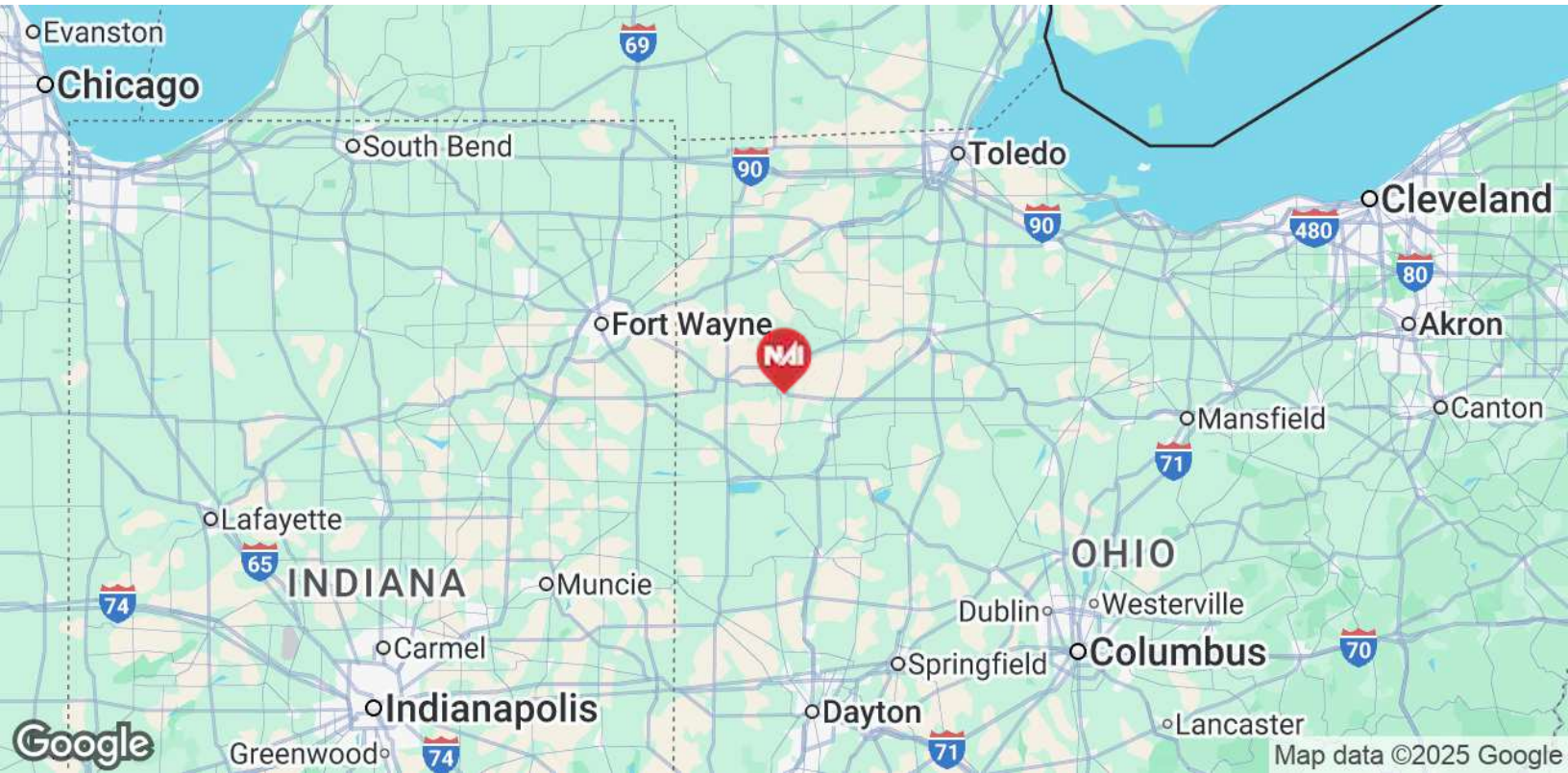
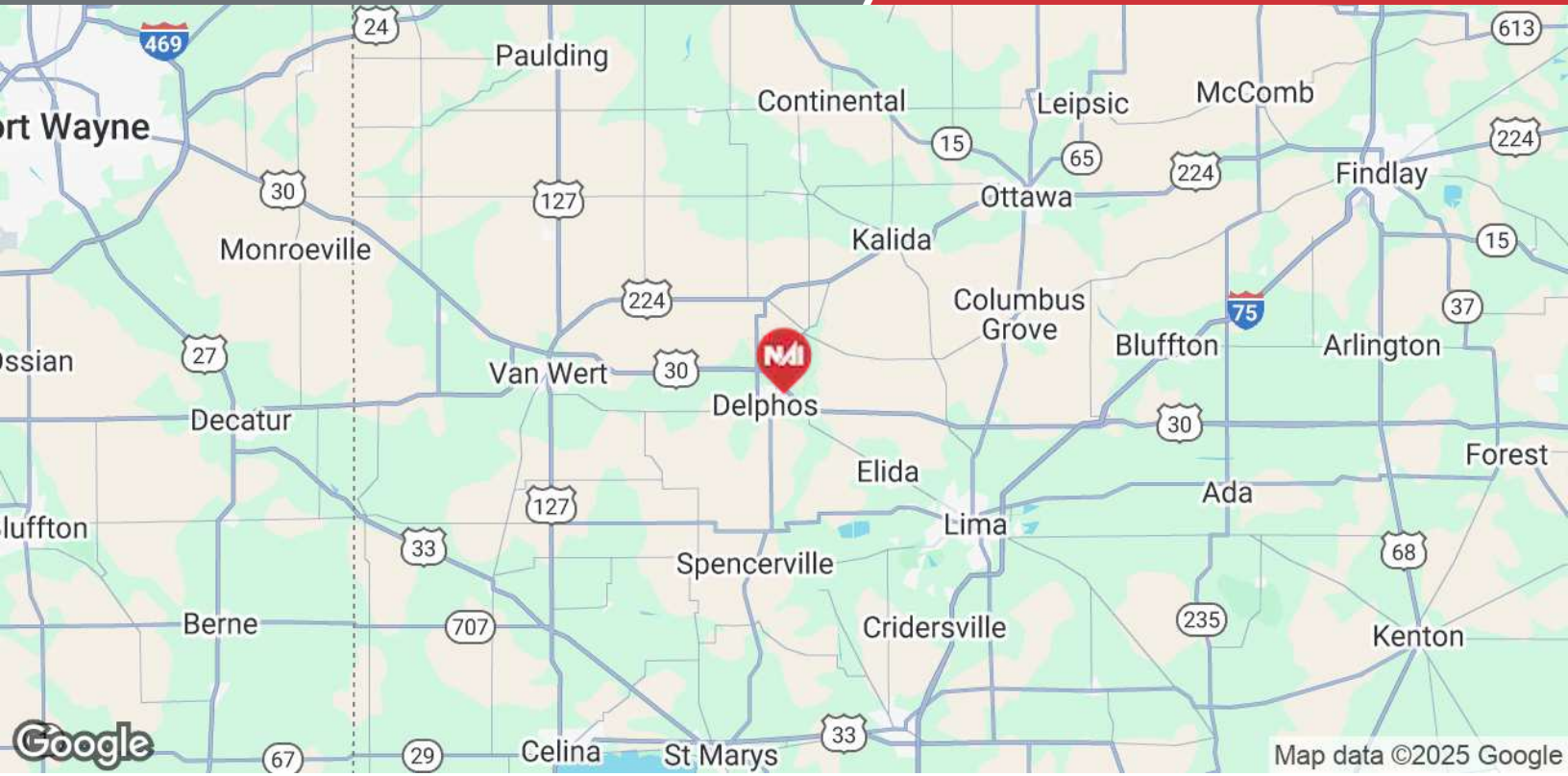


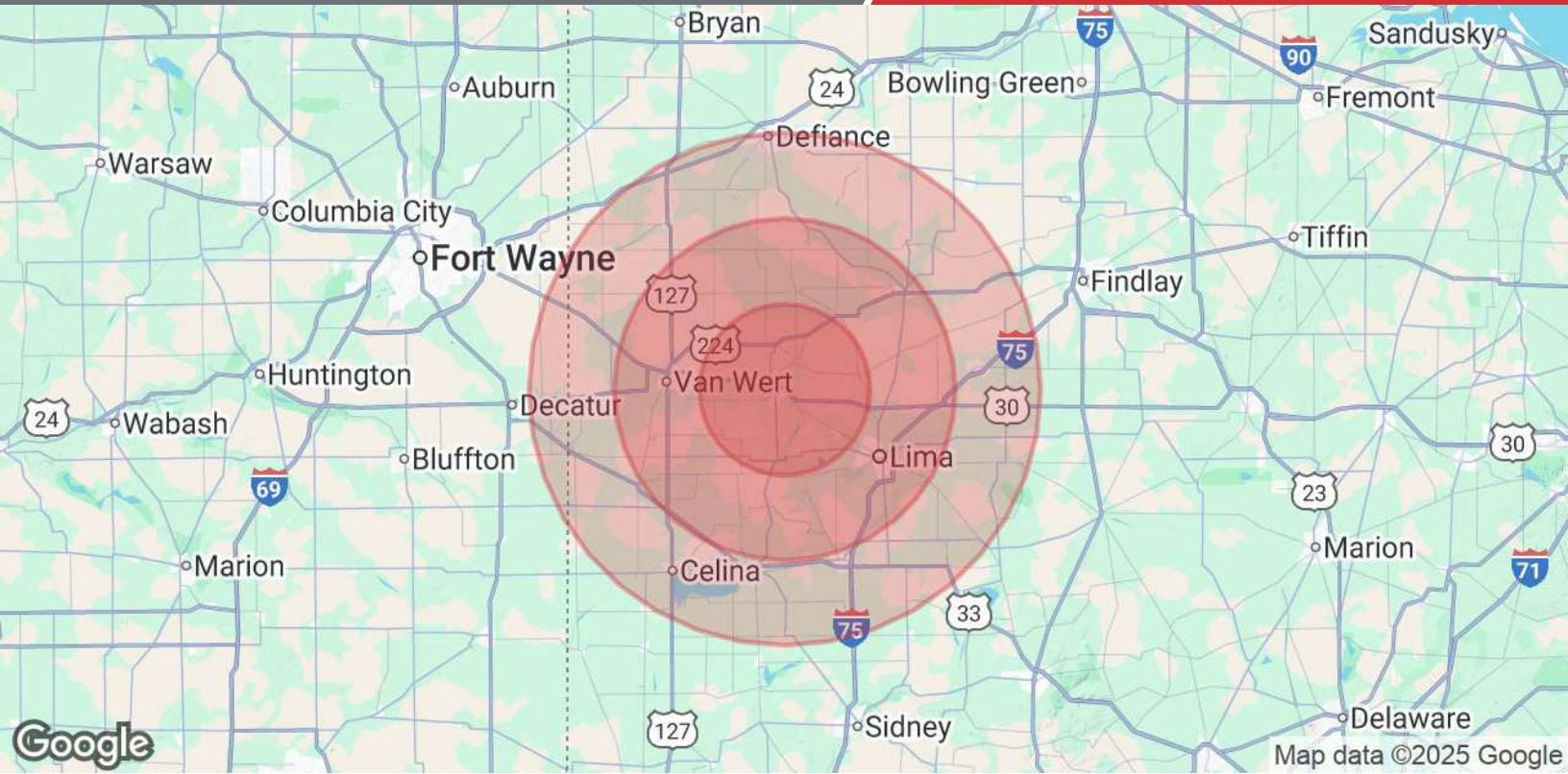
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<b>Population</b>	<b>10 Miles</b>	<b>20 Miles</b>	<b>30 Miles</b>
Total Population	29,752	182,695	328,129
Average Age	42	41	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
<b>Households &amp; Income</b>	<b>10 Miles</b>	<b>20 Miles</b>	<b>30 Miles</b>
Total Households	11,775	72,896	129,213
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$92,920	\$85,833	\$88,994
Average House Value	\$228,725	\$191,131	\$202,498

Demographics data derived from AlphaMap



### Mark Baringer

Senior Advisor- Industrial/Investment/Development

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### Professional Background

As a Senior Advisor with NAI Harmon Group in Toledo, Mark specializes in the sale and leasing of properties including industrial, land, shopping centers, multifamily, and single-tenant NNN properties. His experience includes tax-deferred exchanges, medical offices, development, and corporate sales/leasebacks. His clients have included national real estate investment trusts, regional and national investors., national and global corporations, and lending institutions. Mark also serves Toledo and outlying counties, including the communities of Defiance, Lima, and Findlay, across all property types.

Mark has over 40 years of commercial and investment real estate experience across services. Prior to real estate brokerage, he worked in the appraisal field for nine years. Mark served in Real Estate Administration for SunTrust Bank in Florida, working on valuation and special projects on a local, regional and national level. He also worked for an independent MAI firm in Northwest Ohio, and at one point owned his own appraisal firm.

Mark has been recognized as a CoStar "Best of the Best" Power Broker Award in the Toledo market. This recognizes firms and individual brokers who closed the highest overall transaction volumes in their market. He has been named in both the Top Sales Broker and Top Industrial Leasing Broker categories. Mark was also recognized as a NAI Global Top 100 Producer in 2022, out of 5,100 brokers in 43 countries.

### Education

The University of Toledo, Majoring in Real Estate

### Memberships

Northwest Ohio REALTORS® (NWOR)  
Ohio Association of REALTORS® (OAR)  
National Association of REALTORS® (NAR)  
International Council of Shopping Centers (ICSC)  
Lifewise Academy, Defiance- Leadership Council  
2024 CoStar PowerBroker-ToledoMarket-Top Industrial Leasing Broker  
2022 CoStar PowerBroker-ToledoMarket-Top Industrial Leasing Broker  
2021 CoStar PowerBroker-ToledoMarket-Top Industrial Leasing Broker  
2021 CoStar PowerBroker-ToledoMarket-Top Sales Broker  
2022 NAI Global Top 100 Producer Worldwide out of 5,100 Brokers, 45 countries  
2023 CoStar Lease of the Year-Toledo Market-

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