

FOR SALE

# 1050 Sunnyside Rd

Vermilion, Ohio 44089

Industrial / Flex Opportunity  
Erie County · Lake Erie Corridor

**±12,000 SF**

TOTAL SIZE

**±9,000 SF**

WAREHOUSE

**±3,000 SF**

FLEX / STORAGE

**±1.8 Acres**

SITE AREA

**2000**

YEAR BUILT

**16' / 10'**

CLEAR HEIGHT

**2 Doors**

DOCK & DRIVE-IN

**Full System**

SPRINKLER



## 1050 Sunnyside Rd | Vermilion, OH 44089

- Positioned on nearly two acres in the growing Vermilion market, this property offers a versatile ±12,000 SF industrial opportunity ideal for a wide range of users.
- Approximately 9,000 SF of functional warehouse space with 16' clear ceiling heights, a full sprinkler system, and both dock-high and 14' drive-in access.
- Additional ±3,000 SF of open space with 10' ceilings — currently utilized for storage but presents a strong value-add opportunity for office buildout or showroom use.
- Built in 2000, the building offers modern infrastructure with solid bones and a layout conducive to manufacturing, warehousing, distribution, or service-based operations.
- Conveniently located just minutes from Route 2 and the Ohio Turnpike, providing excellent regional connectivity with ample land and flexible space.





WAREHOUSE SPACE

**±9,000 SF**

*16' Clear Ceiling Heights*



FLEX / STORAGE

**±3,000 SF**

*10' Ceilings · Value-Add Potential*



LOADING ACCESS

**2 Doors**

*1 Dock-High · 1 Drive-In (14')*



FIRE PROTECTION

**Full System**

*Sprinkler Throughout*



YEAR CONSTRUCTED

**2000**

*Modern Infrastructure · Solid Bones*



SITE AREA

**±1.8 Acres**

*Ample Land · Outdoor Storage Potential*

AVAILABILITY	PROPERTY	SUBMARKET 1-3 STAR	SUBMARKET
Market Asking Rent/SF	\$6.69	\$6.23	\$6.07
Vacancy Rate	0%	3.8%	3.5%
Vacant SF	0	325K	325K
Availability Rate	-	5.5%	5.1%
Available SF Direct	-	471K	471K
Available SF Sublet	-	0	0
Available SF Total	-	471K	471K
Months on Market	-	11.5	11.5

DEMAND	PROPERTY	SUBMARKET 1-3 STAR	SUBMARKET
12 Mo Net Absorption SF	0	(87.2K)	(87.2K)
12 Mo Leased SF	0	18.1K	18.1K
6 Mo Leasing Probability	-	19.7%	19.7%

INVENTORY	PROPERTY	SUBMARKET 1-3 STAR	SUBMARKET
Existing Buildings	1	262	265
Inventory SF	12K	8.5M	9.2M
Average Building SF	-	32.6K	34.8K
Under Construction SF	-	0	0
12 Mo Delivered SF	-	0	0

SALES	PROPERTY	SUBMARKET 1-3 STAR	SUBMARKET
12 Mo Transactions	-	12	12
Market Sale Price/SF	-	\$51	\$51
Average Market Sale Price	-	\$1.7M	\$1.8M
12 Mo Sales Volume	-	\$5.3M	\$5.3M
Market Cap Rate	-	11.1%	11.0%

**\$6.69/SF**  
PROPERTY ASK RATE

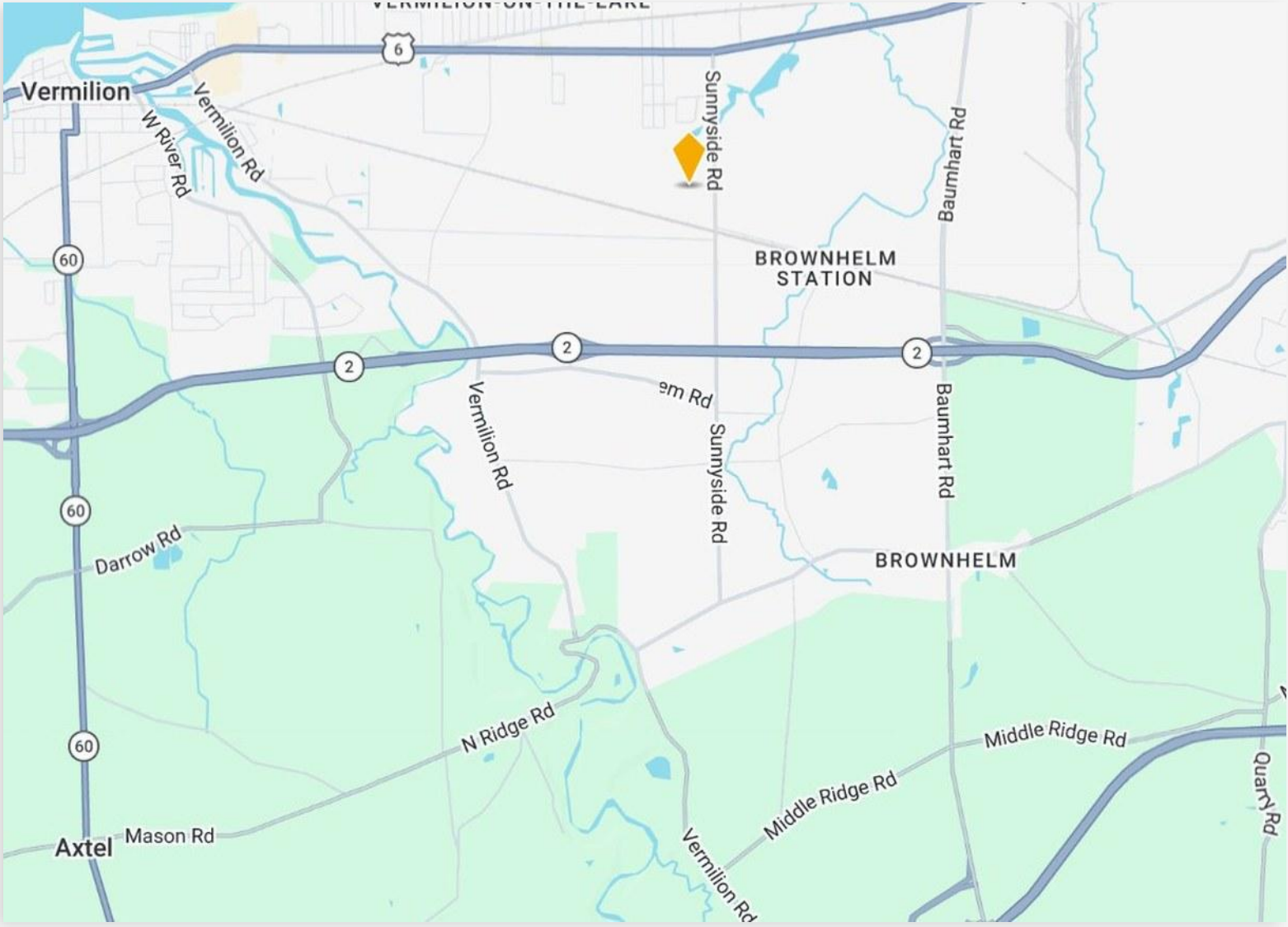
**100%**  
PROPERTY VACANCY

**\$51/SF**  
MARKET SALE PRICE

**11.0%**  
POSSIBLE MARKET CAP RATE

- The Vermilion submarket spans 265 industrial buildings totaling 9.2M SF — with zero new construction delivered or under construction in the last 12 months.
- Submarket vacancy sits at just 3.5%, with 1050 Sunnyside Rd currently unoccupied — indicating strong demand for this building type and size for owner user or investment opportunity.
- The market sale price of \$51/SF and an 11.0% cap rate reflect active buyer interest in smaller industrial assets with value-add profiles across Erie County.
- Average time on market is 11.5 months for comparable properties — positioning this asset well for a decisive buyer seeking limited competition.

# LOCATION & REGIONAL ACCESS



**Ohio Turnpike (I-80/90)**  
±8 Miles East

**Route 2**  
Direct Access — Minutes Away

**Route 6**  
Corridor Access to Lake Erie

**Cleveland Hopkins Airport**  
±35 Miles East

**Port of Lorain**  
±10 Miles West



YOUR ADVISOR

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