

# INDUSTRIAL FOR SALE

INDUSTRIAL BUILDING FOR SALE--INCOME PRODUCING PROPERTY



9755 Plank Road, Montville, OH 44064



## OFFERING SUMMARY

Sale Price:	\$800,000
Number of Units:	6
Lot Size:	2.98 Acres
Building Size:	20,800 SF
Occupancy:	100%
Price / SF:	\$3.92
Cap Rate:	6.83
NOI	\$54,624.00
Year Built:	1976
Renovated:	2019 estimated
Zoning:	Industrial
Market:	Cleveland / Northeast Ohio
Submarket:	Geauga County

## PROPERTY DESCRIPTION

Prime multi-tenant industrial investment in Montville Township offering immediate stable cash flow and strong value-add upside. The property includes four large drive-in bays (900–7,800 SF) and 5,100 SF of dual-floor corporate office space, with one owner-occupied portion presenting additional leasing upside to increase NOI and cap rate. Tenant responsibilities for interior HVAC/plumbing and submetered/prorated utilities help keep operating expenses low. Zoned for a wide range of industrial, commercial, and select retail uses. Ideal for investors seeking a low-management, inflation-resistant asset or owner-users needing future expansion space.

## PROPERTY HIGHLIGHTS

- Strong cash flow with value-add upside through leasing owner-occupied space
- 4 drive-in bays (900–7,800 SF) plus 5,100 SF of office space
- Low-operating expenses with flexible industrial/commercial zoning

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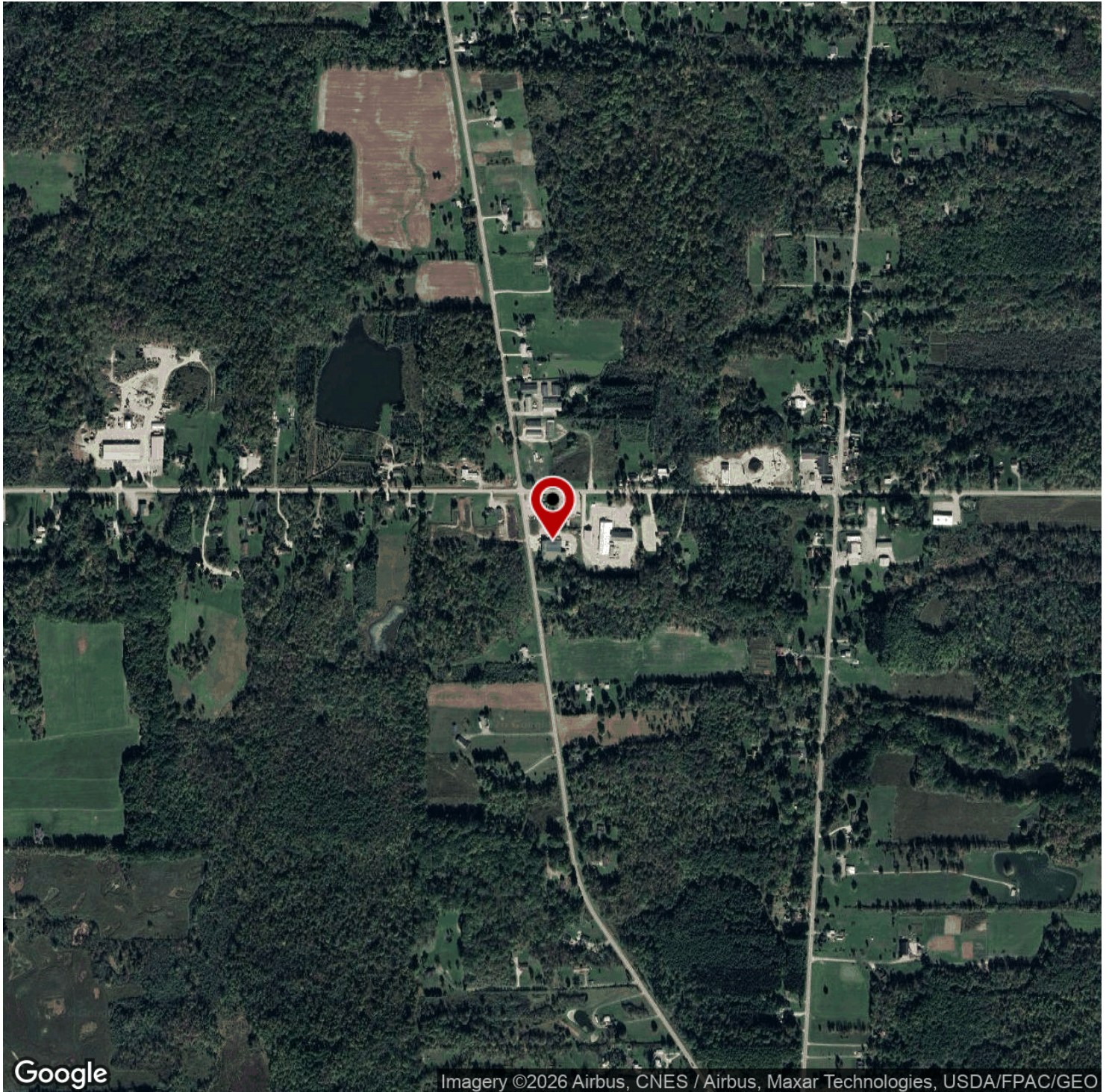
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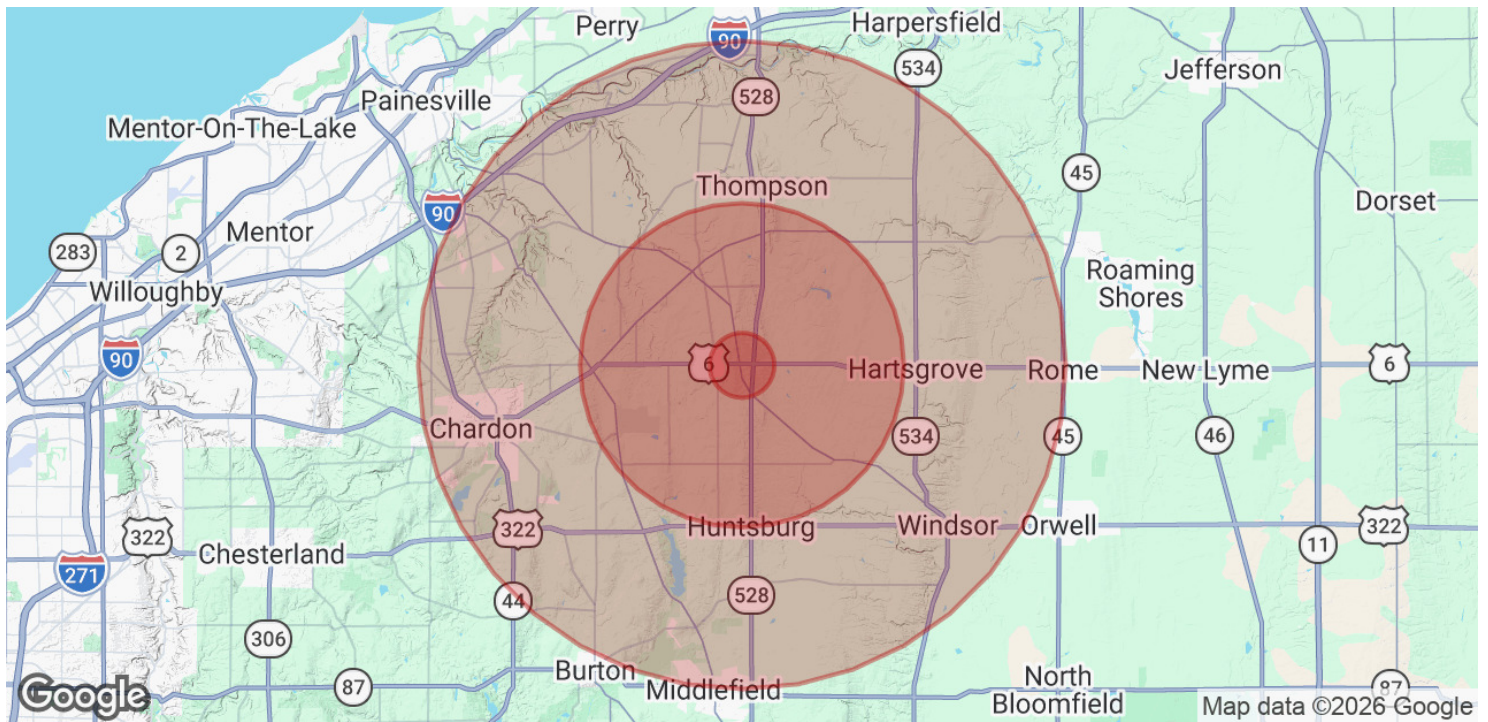
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	242	8,533	42,022
Average Age	43.9	38.3	38.9
Average Age (Male)	44.8	37.9	37.9
Average Age (Female)	42.0	38.3	39.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	103	3,161	15,157
# of Persons per HH	2.3	2.7	2.8
Average HH Income	\$63,639	\$68,071	\$68,137
Average House Value	\$197,076	\$192,385	\$218,999

2020 American Community Survey (ACS)

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## RICK OSBORNE JR.

Managing Director of Commercial Real Estate

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## PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

## EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

## MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and the Osborne Family Trust. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail, logging over 2,000 trail miles to date.

### Osborne Group - KW Commercial

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## PROFESSIONAL BACKGROUND

Celeste joins the Osborne Group with over 20 years of high-level business management and ownership experience. Having served as the General Manager and owner of Swain Ski Resort in Western New York for 15 years, Celeste has a proven track record of navigating complex operations and driving growth in the hospitality and recreation sectors.

As a licensed realtor, Celeste brings a unique perspective to the team, combining her boots-on-the-ground market knowledge with her extensive background as a multi-state business owner. She remains invested in several other family-owned businesses across New York and Pennsylvania, providing her with a deep understanding of the operational excellence and strategic discipline required to support a premier real estate team. Celeste understands the intricacies of asset management and the importance of integrity-driven leadership in every transaction.

Outside of the office, Celeste is a passionate outdoors enthusiast who recently completed a 2,655-mile thru-hike of the Pacific Crest Trail, traveling from Mexico to Canada over the course of six months. She brings that same "long-trail" mindset to her real estate career—maintaining the endurance, adaptability, and unwavering focus required to navigate long-term projects and ensure the Osborne Group delivers exceptional results for its clients.

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