



OFFERING MEMORANDUM



- 56% leased to Comfort Systems (Fortune 500)
- Long term lease 8 (+) years

INVESTMENT OPPORTUNITY

7401 First Place, Oakwood Village, OH 44146

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EXECUTIVE SUMMARY

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HIGH IMAGE INVESTMENT OPPORTUNITY

7401 First Place, Oakwood, OH 44146

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Hanna Commercial is pleased to present the opportunity at **7401 First Place** in Oakwood Village. This high-image industrial property, built in 2005, offers modern functionality and excellent accessibility within one of Northeast Ohio's established business corridors. The asset benefits from immediate access to I-271 via the Broadway/Forbes exit, providing strong regional connectivity throughout the Cleveland market and surrounding areas.

The building features clear heights of up to 21 feet, making it well-suited for a variety of warehouse and light industrial users. The property is anchored by Comfort Systems USA, a Fortune 500 company that currently leases approximately 56% of the building with 8.5 years remaining on its lease term, providing stable in-place income and long-term tenancy.



ABOUT COMFORT SYSTEMS

Comfort Systems USA is a leading national provider of mechanical, electrical, and plumbing contracting services, specializing in HVAC systems, building automation, piping, and electrical installation and service for commercial, industrial, and institutional facilities. Headquartered in Houston, Texas, the company operates through a network of local subsidiaries across the United States, providing engineering, installation, maintenance, and retrofit services for new construction and existing buildings. The company serves a wide range of industries including manufacturing, healthcare, data centers, education, and commercial real estate, and is consistently ranked among the largest specialty contractors in the United States.

INVESTMENT HIGHLIGHTS



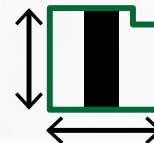
OFFERING PRICE:
\$4,250.00



PRICE PER SF:
\$110.38



2026 NOI:
\$300,000



GLA:
38,500 SF



OCCUPANCY:
100%



YEAR BUILT:
2005



SITE OVERVIEW

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SITE OVERVIEW

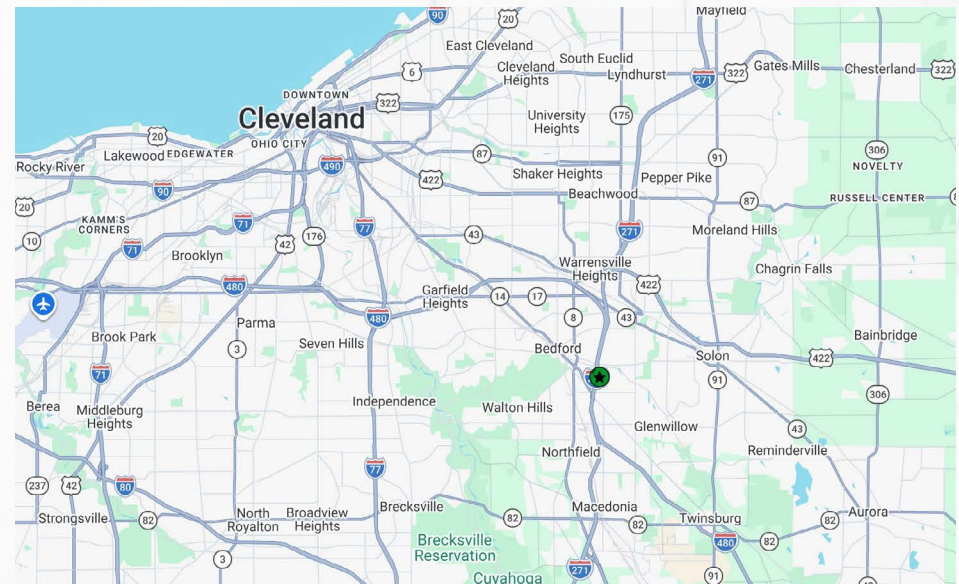


About Oakwood Village, OH

Oakwood Village, Ohio is a strategically located suburb within the greater Cleveland metropolitan area, offering a blend of small-community character and strong industrial infrastructure. Situated approximately 15 miles southeast of downtown Cleveland, the village provides immediate access to key regional highways including I-271, I-480, and I-80 (Ohio Turnpike), making it a highly desirable location for distribution, manufacturing, and logistics users.

With a population of roughly 3,500 residents, Oakwood Village maintains a stable, business-friendly environment while benefiting from proximity to a deep regional labor pool. The community has become an established hub for light industrial and flex users, supported by a mix of industrial parks, service-oriented businesses, and continued investment in commercial development.

Oakwood Village's appeal is driven by its accessibility, affordability relative to core Cleveland submarkets, and its ability to accommodate a wide range of industrial users. The area continues to see steady demand from tenants seeking efficient space with strong highway connectivity, reinforcing its position as a reliable and functional submarket within Northeast Ohio.



HIGH IMAGE INVESTMENT OPPORTUNITY

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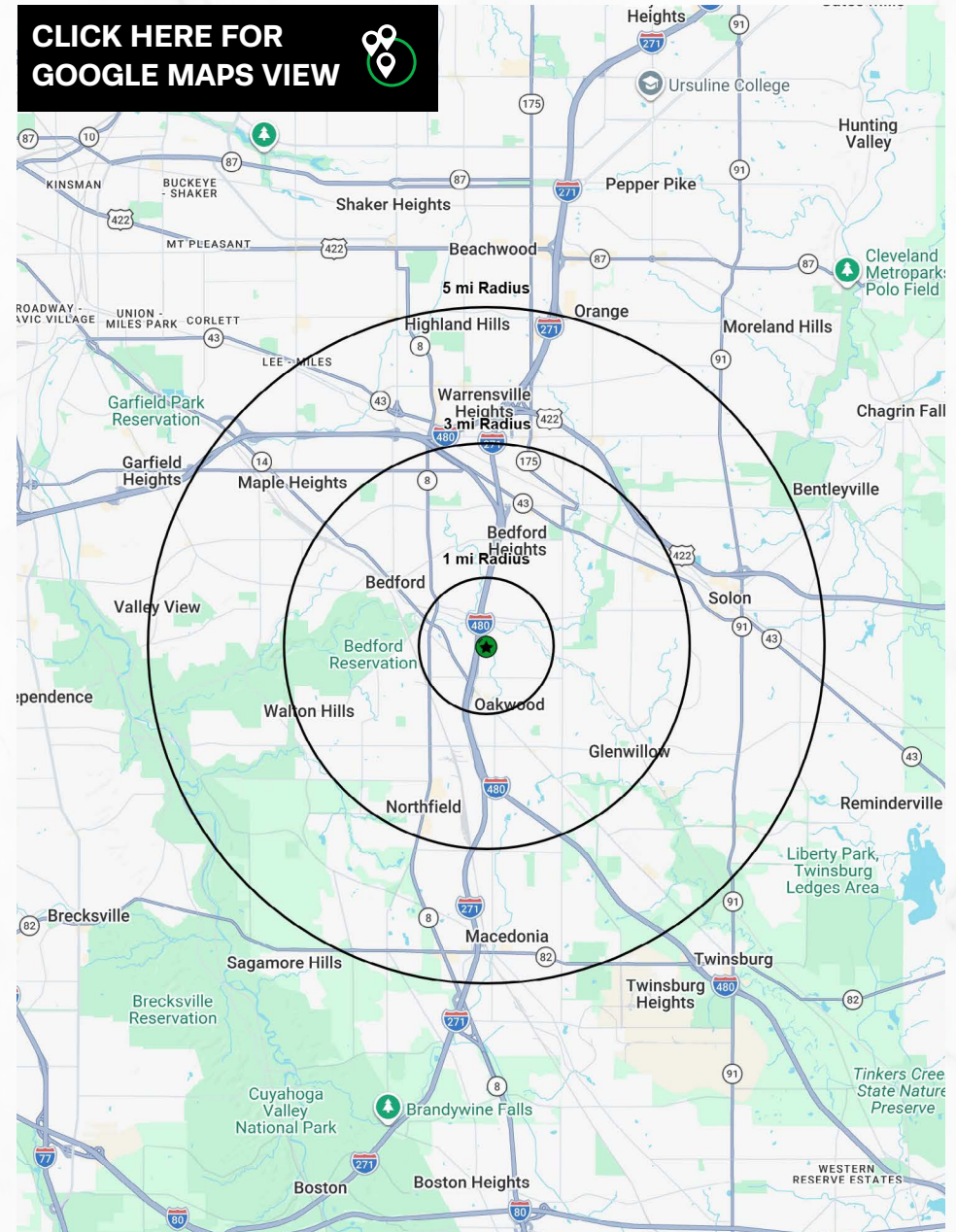
SITE OVERVIEW

PROPERTY SUMMARY

- High image property
- Built in 2005
- Up to 21' clear height
- Immediate access to I-271 / Broadway / Forbes exit
- Property is anchored by **Comfort Systems** (*Fortune 500 company*). They lease 56% of the property and have 8.5 years left on the lease

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	4,716	38,046	132,873
HOUSEHOLDS	2,207	17,964	57,315
AVERAGE HH INCOME	\$85,184	\$89,978	\$109,149
MEDIAN HH INCOME	\$62,610	\$67,355	\$80,045
DAYTIME POPULATION	4,347	57,069	131,892

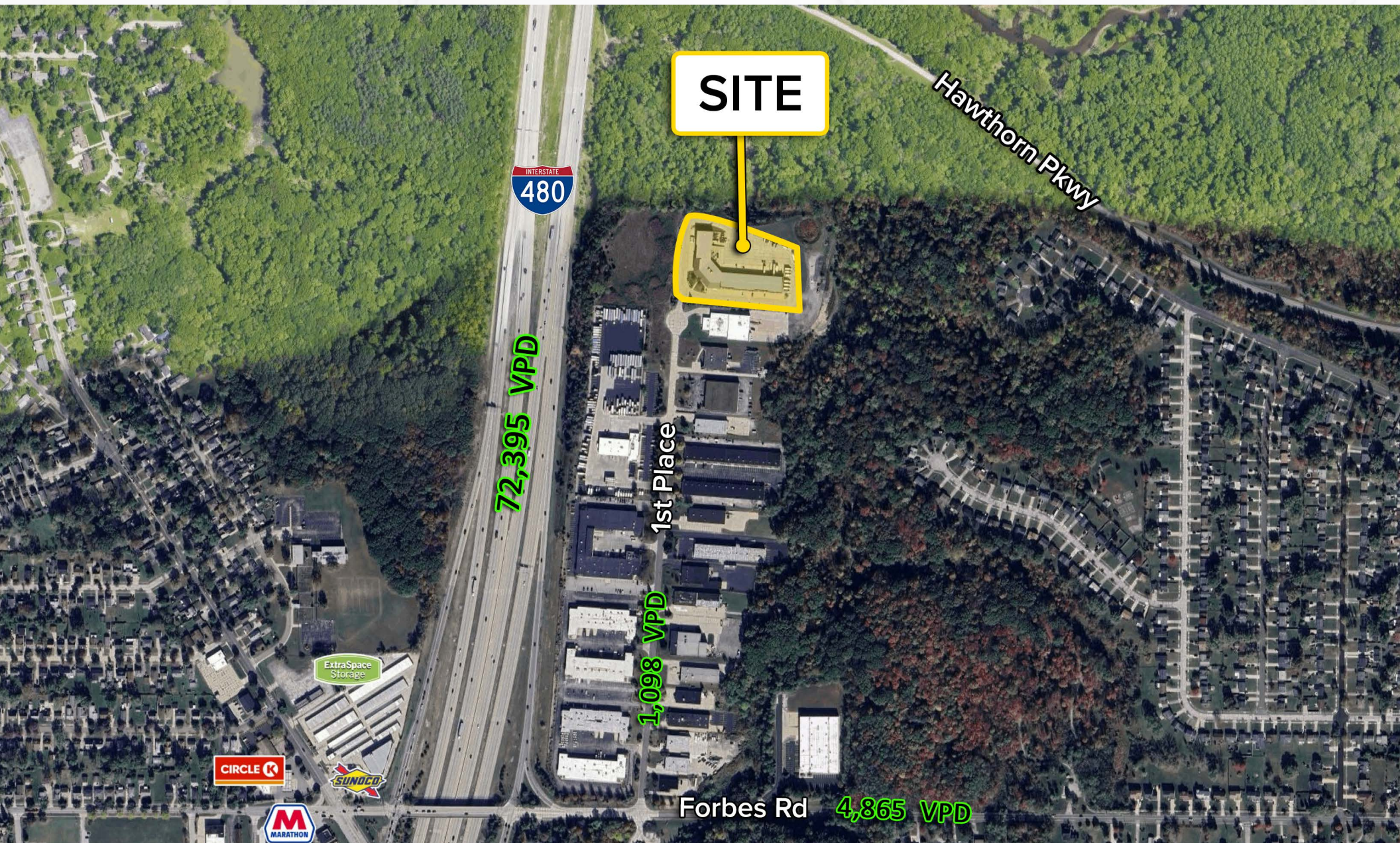
CLICK HERE FOR
GOOGLE MAPS VIEW



HIGH IMAGE INVESTMENT OPPORTUNITY

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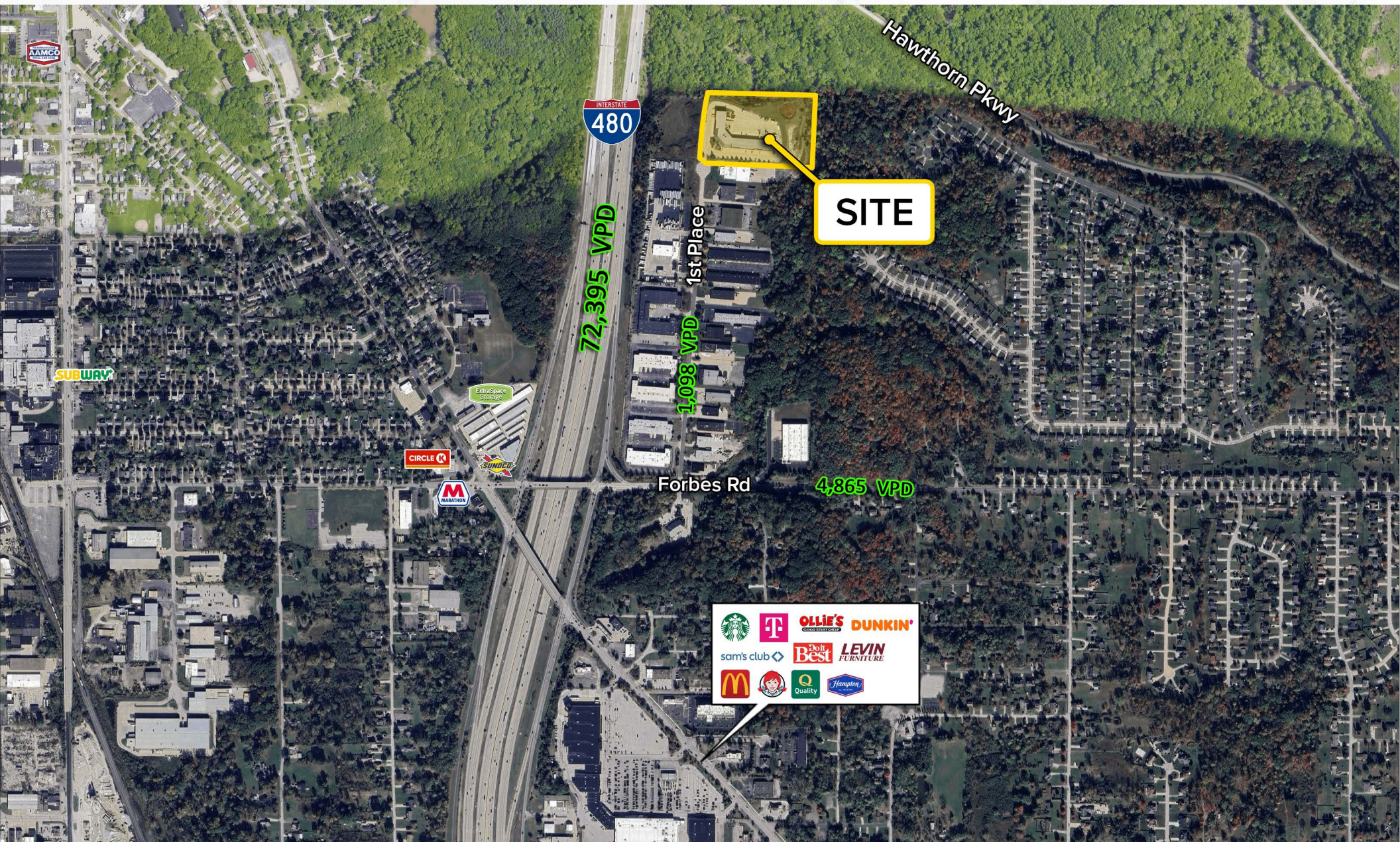
MICRO AERIAL



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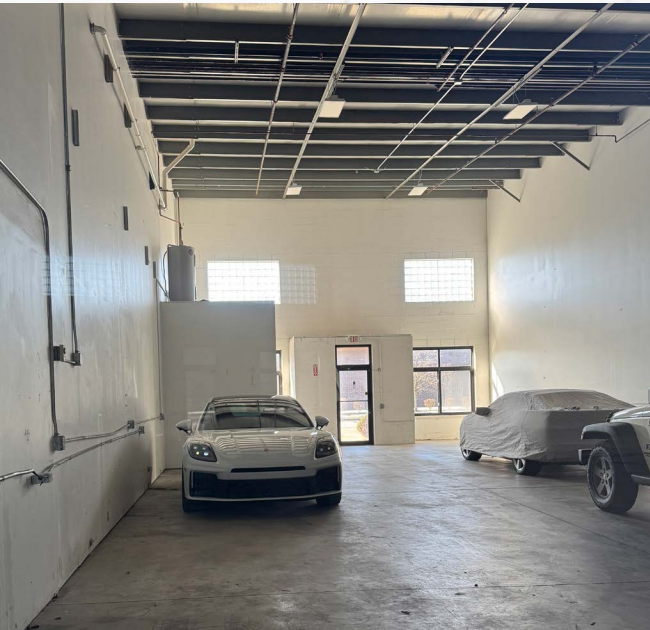
MACRO AERIAL



HIGH IMAGE INVESTMENT OPPORTUNITY

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PHOTOS





FINANCIAL ANALYSIS

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FINANCIAL ANALYSIS

7401 FIRST PLACE INCOME & EXPENSES

2025 EXPENSES

Water & Sewer	RE Taxes	Security	Snow	Electric	Insurance	Landscaping
\$9,401.07	\$67,077.27	\$4,928.20	\$23,504.04	\$1,818.33	\$5,070.00	\$6,296.40
Total: \$118,095.31						

CURRENT INCOME/RENT ROLL

	Unit(s)	SF	Rent + CAM	Rent Change Dates	Rent PSF	Lease Expiration
Comfort Systems	Unit A-H	21,228	\$17,656.35	ends 5/31/26	\$9.98	5/31/2034
			\$17,965.09	6/1/26-5/31/27	\$10.16	
			\$18,281.54	6/1/27-5/31/28	\$10.33	
			\$18,605.90	6/1/28-5/31/29	\$10.52	
			\$18,938.38	6/1/29-5/31/30	\$10.71	
			\$19,279.16	6/1/30-5/31/31	\$10.90	
			\$19,628.46	6/1/31-5/31/32	\$11.10	
			\$19,986.50	6/1/32-5/31/33	\$11.30	
			\$20,353.49	6/1/33-5/31/34	\$11.51	

HIGH IMAGE INVESTMENT OPPORTUNITY

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FINANCIAL ANALYSIS

CURRENT INCOME/RENT ROLL

	Unit(s)	SF	Rent + CAM	Rent Change Dates	Rent PSF	Lease Expiration
Garage Living	I-J	4,080	\$3,677.40	ends 7/31/26	\$10.82	1/31/2030
			\$3,757.12	8/1/26-7/31/27	\$11.05	
			\$3,839.24	8/1/27-7/31/28	\$11.29	
			\$3,923.81	8/1/28-7/31/29	\$11.54	
			\$4,010.93	8/1/29-1/31/30	\$11.80	
Scented Flame Candle Supply	K-L	4,200	\$4,154.68	6/1/26-5/31/27	\$11.87	5/31/2030
			\$4,247.56	6/1/27-5/31/28	\$12.14	
			\$4,343.22	6/1/28-5/31/29	\$12.41	
			\$4,441.76	6/1/29-5/31/30	\$12.69	
Great Lakes Remodeling	M	1,980	\$2,456.10	ends 4/30/27	\$14.89	4/30/2028
			\$2,513.88	5/1/27-4/30/28	\$15.24	

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FINANCIAL ANALYSIS

CURRENT INCOME/RENT ROLL

	Unit(s)	SF	Rent + CAM	Rent Change Dates	Rent PSF	Lease Expiration	
Paul and Sons	N	2,000	\$2,570.00	ends 4/30/27	\$15.42	4/30/2031	
			\$2,631.50	5/1/27-4/30/28	\$15.79		
			\$2,694.85	5/1/28-4/30/29	\$16.17		
			\$2,760.09	5/1/29-4/30/30	\$16.56		
			\$2,827.29	5/1/30-4/30/31	\$16.96		
Velvet Ice Cream	O	2100	\$2,618.30	ends 5/31/26	\$14.96	5/31/2029	
			\$2,675.77	6/1/26-5/31/27	\$15.29		
			\$2,734.97	6/1/27-5/31/28	\$15.63		
			\$2,795.95	6/1/28-5/31/29	\$15.98		
Access Floor	P	2223	\$1,552.00	3/1/26-2/28/27	\$8.38	2/28/2029	BELOW MARKET RENT!!
			\$1,552.00	3/1/27-2/28/28	\$8.38		
			\$1,552.00	3/1/28-2/28/29	\$8.38		

\$416,217.96 Gross Income

\$118,095 Expenses

\$298,122.65 NOI



CONFIDENTIALITY & DISCLAIMER

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The Offering Memorandum has been prepared by Hanna Commercial Real Estate and does not purport to provide an accurate summary of the property, nor does it purport to be all-inclusive or to contain all of the information which the Buyer may need or desire. The Offering Memorandum is not a substitute for Buyer's thorough due diligence investigation of this property. Verification and Analysis of the information contained in the Offering Memorandum are solely the responsibility of the Buyer. Although the information contained herein is believed to be accurate, Hanna Commercial Real Estate and its employees disclaim any responsibility for inaccuracies and expect Buyer to exercise independent due diligence in verifying all such information. Hanna Commercial Real Estate has not verified any of this information, nor has Hanna Commercial Real Estate conducted any investigation regarding these matters. Hanna Commercial Real Estate makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein or otherwise provided to Buyer by Hanna Commercial Real Estate. Further, Hanna Commercial Real Estate and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or its Tenant(s) since the date of preparation of the Offering Memorandum.

All projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property and nothing contained herein or otherwise provided to Buyer by Hanna Commercial Real Estate shall be relied on as a promise or representation as to the future performance of the property. While tenant(s) past performance is an important consideration, it is not a guarantee of future success. Similarly, lease rates may be set based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Returns are not guaranteed; the tenant(s) and any guarantor(s) may fail to pay the lease rent, property taxes, or may fail to comply with other material terms of the lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental

or other conditions. Regardless of tenant(s) history and lease guarantee(s), Buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property, including the likelihood of locating a replacement tenant(s) if the current tenant(s) should default or abandon the property, the lease terms that Buyer may be able to negotiate with a potential replacement tenant(s), and Buyer's legal ability to make alternate use of the property.

Like all real estate investments, this property investment carries significant risk and it is the sole responsibility of the Buyer to independently confirm the accuracy and completeness of all material information before completing any purchase. Hanna Commercial Real Estate expressly denies any obligation to conduct a due diligence examination of this Property for the Buyer. Buyer and Buyer's tax, financial, legal, and construction advisors must conduct a careful, independent investigation of this property to determine if the property is suitable for the Buyer's needs. Buyer agrees to indemnify, defend, protect and hold Hanna Commercial Real Estate and any affiliate of Hanna Commercial Real Estate harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees) arising, directly or indirectly from any actions or omissions of Hanna Commercial Real Estate, its employees, officers, directors or agents.

Buyer agrees to indemnify and hold Hanna Commercial Real Estate harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker fees or finder fees in relation to or in connection with the Property to the extent claimed.

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