

A Newmark Industrial Investment Opportunity  
For Sale | 15501 Industrial Pkwy., Cleveland, OH

**15501  
INDUSTRIAL  
PARKWAY**

Cleveland, Ohio

**Sale Price: \$80/SF | Cap Rate: 6.87%**

**NEWMARK**

Offering Memorandum

*Terry* **COYNE**.com

# Offering Process

## Exclusive Representation

Newmark is exclusively representing the seller in this transaction.

## Offer Requirements

Ownership is a market-oriented Seller with expectations that are consistent with the quality of the asset and the unique nature of the opportunity.

## All offers should include:

- Purchase price and approval process
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

## Co-Broker Commission

The broker representing a Purchaser in the transaction shall be entitled to a commission equal to one percent (1.0%) of the total consideration paid, payable by Seller upon full execution of the purchase agreement.

## Communication

All communications, inquiries and requests should be addressed to the Newmark Team, as representatives of the Seller.

## Call for Offers



### Terry Coyne

Executive Vice Chairman

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Licensed Real Estate Broker



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Director

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# 01 Executive Summary



# Executive Summary

Newmark, as exclusive broker, is pleased to present 15501 Industrial Parkway, a 250,597 SF, manufacturing facility in Cleveland, Ohio.

The Property is 100% leased to an established cotton-based products company with a presence across the U.S., providing immediate in-place income and operational stability for investors seeking durable cash flow.

Positioned in a strategic industrial corridor on Cleveland's west side, the Property benefits from established industrial parks and manufacturing facilities, supported by strong utility infrastructure including heavy power capacity suitable for intensive manufacturing operations. The submarket benefits from an established workforce drawn from surrounding residential neighborhoods and adjacent communities.

Located neighboring Old Dominion Freight Line, Cleveland Hopkins International Airport, and the intersection of Interstate 71 and Interstate 480, this Property has exceptional connectivity to the regional interstate network, facilitating efficient access across the Cleveland metro and broader Ohio markets.

The property is being offered on an all-cash basis. Investors should base their offers on an "As Is, Where Is" condition of the property.

Total Footprint  
**250,597 SF**

Site Acres  
**11.78 Acres**

Year Built  
**1969**

Occupancy  
**100%**

Lease Term Remaining  
**5.4 Years**

Lease Type  
**Triple Net Lease**



# 02 Property Overview

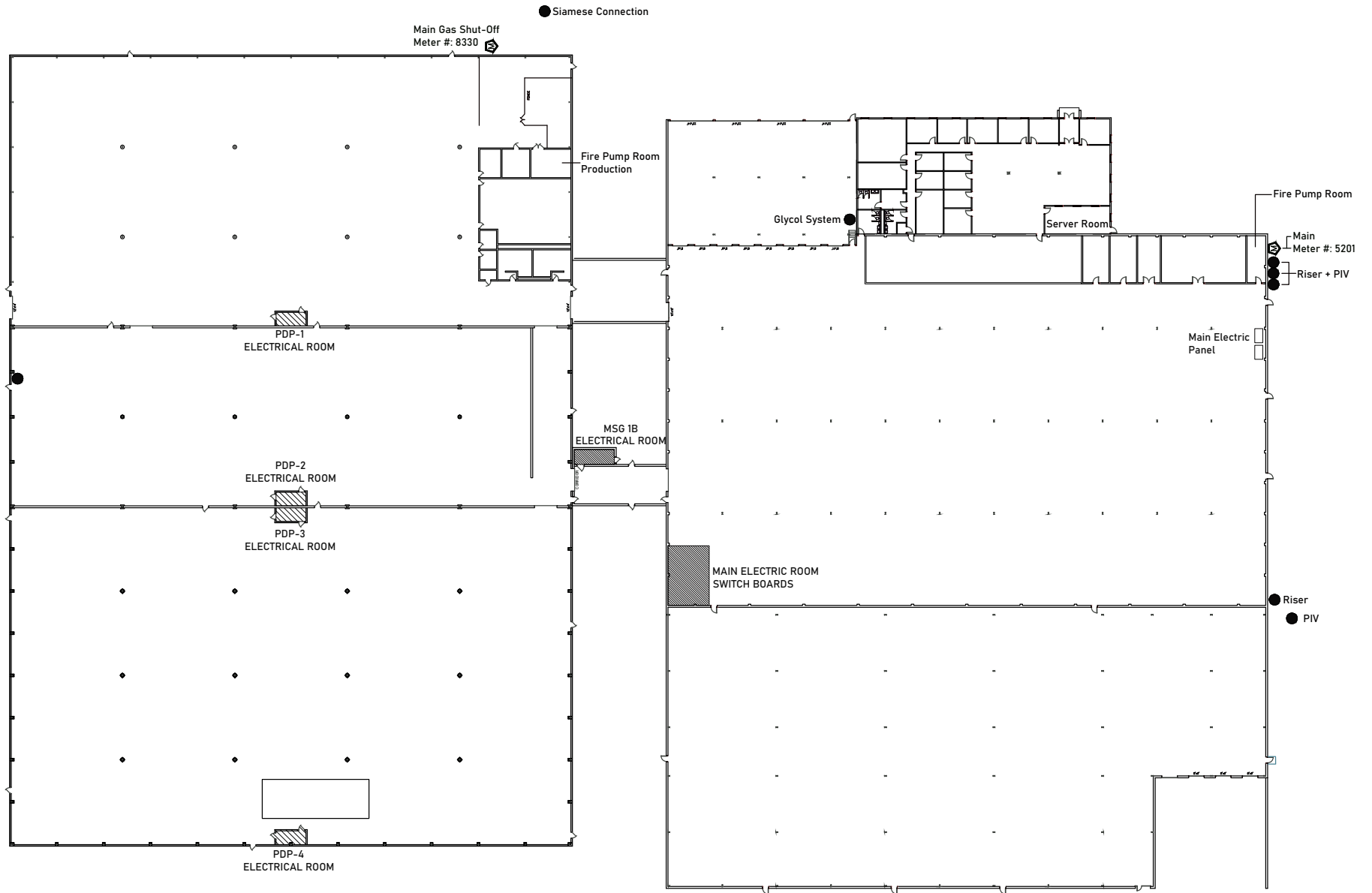


# Property Details

<b>Total Building Size</b>	250,597 SF
<b>Warehouse Size</b>	239,405 SF
<b>Office Size</b>	12,015 SF
<b>Site Area</b>	11.78 AC
<b>Docks</b>	12 total docks (4 exterior docks   8 covered docks)
<b>Drive-in Doors</b>	2 drive-in doors
<b>Car Parking Spaces</b>	285 surface spaces
<b>Office Ceiling Height</b>	15 FT
<b>Warehouse Ceiling Height</b>	25-30 FT
<b>Clear Height</b>	22 FT
<b>Power</b>	3,000amp/480volt, heavy power

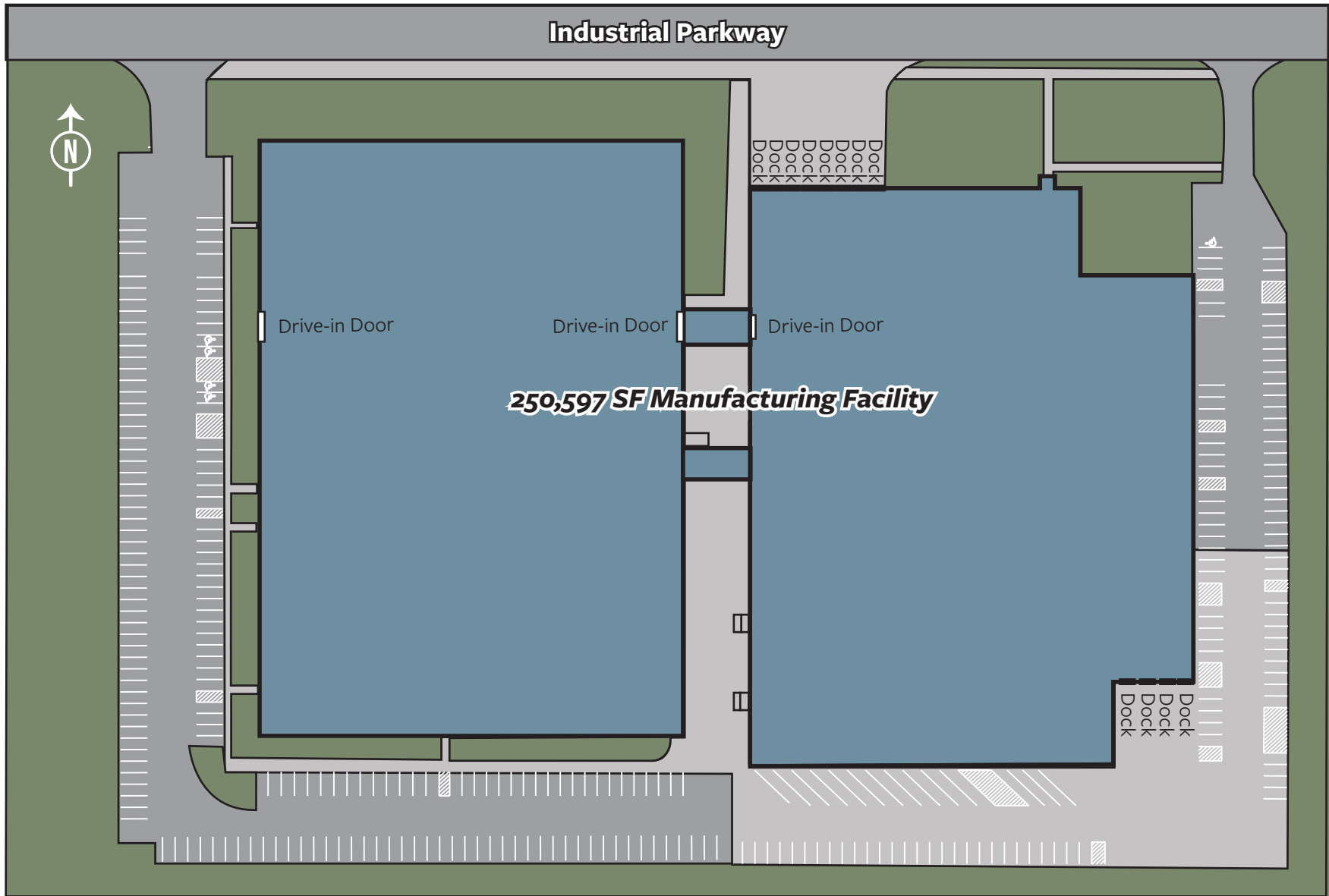
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# Floor Plan



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# Site Plan



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# Investment Highlights



## **100% Leased**

This manufacturing facility represents a rare opportunity to acquire a stabilized, income-producing industrial asset with a tenant who has demonstrated exceptional loyalty and operational dependence on the property since 1991. The combination of long-term tenancy, mission-critical use, and full occupancy makes this asset a compelling choice for investors seeking durable cash flow and minimal management risk.

## **Strategic Location**

Excellent location directly neighboring Old Dominion Freight Line, Cleveland Hopkins International Airport, and the intersection of Interstate 71 and Interstate 480, provides immediate access to key regional markets such as Columbus, Toledo, Detroit, and Pittsburgh.

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# 03 Tenant Profile

# Tenant Profile

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***Contact Brokers for Information***

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# 04 Photo Tour



# Photos



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# Photos



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# 05 Market Overview



# Cleveland Industrial Market

Cleveland remains a cornerstone of Midwest manufacturing and distribution, with strong infrastructure and access to major highways, rail, and ports. The industrial market offers a rare blend of stability and yield. With vacancy rates normalizing, rents growing steadily, and cap rates well above national benchmarks, investors can capture strong cash flow today.

Northeast Ohio consists of 16 counties and is home to approximately 4.5 million people, with a labor pool of over 2 million people. Ohio boasts the seventh largest economy in the U.S. and it's only growing. Ohio consistently ranks as one of the best states for business due to the state's commitment to investing in and supporting the businesses that call it home.



## Q4 2025 Cleveland Industrial Base

**5.8%**

Vacancy Rate

**295.27 Million**

Total Square Feet

**587,335 SF**

Under Construction

## Q4 2025 Downtown Industrial Submarket

**4.5%**

Vacancy Rate

**66,127,081**

Total Square Feet





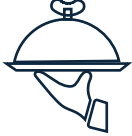











**50,000 SF**

Under Construction

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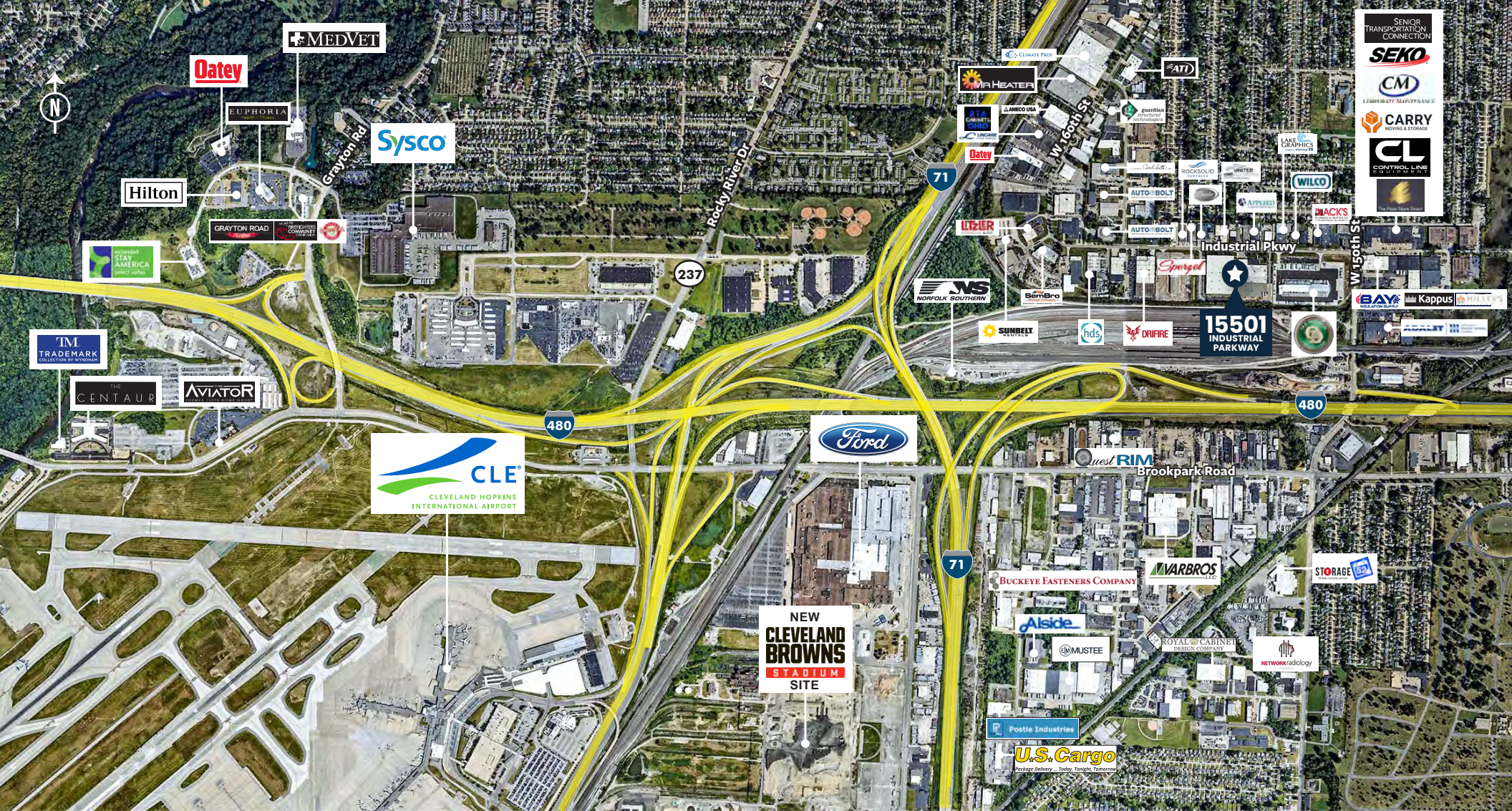
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# Cleveland Employment Overview (15-Mile Radius)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>1,176,431</b> Population	 <b>23.8%</b> High School Diploma	 <b>\$68,509</b> Median Household Income	 <b>64.9%</b> White Collar	 <b>16.1%</b> Services
 <b>41.4</b> Median Age	 <b>27.5%</b> Some College	 <b>\$44,281</b> Per Capita Income	 <b>19.1%</b> Blue Collar	 <b>4.4%</b> Unemployment Rate
 <b>519,202</b> Households	 <b>37.2%</b> Bachelors/Graduate/ Professional Degree	<b>COMMUTERS</b>	<b>BUSINESS</b>	
 <b>\$57,281</b> Median Disposable Income		 <b>16.0%</b> Spend 7+ hours commuting to and from work per week	 <b>42,904</b> Total Businesses	 <b>702,566</b> Total Employees

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# Industrial Area Overview



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# Regional Map

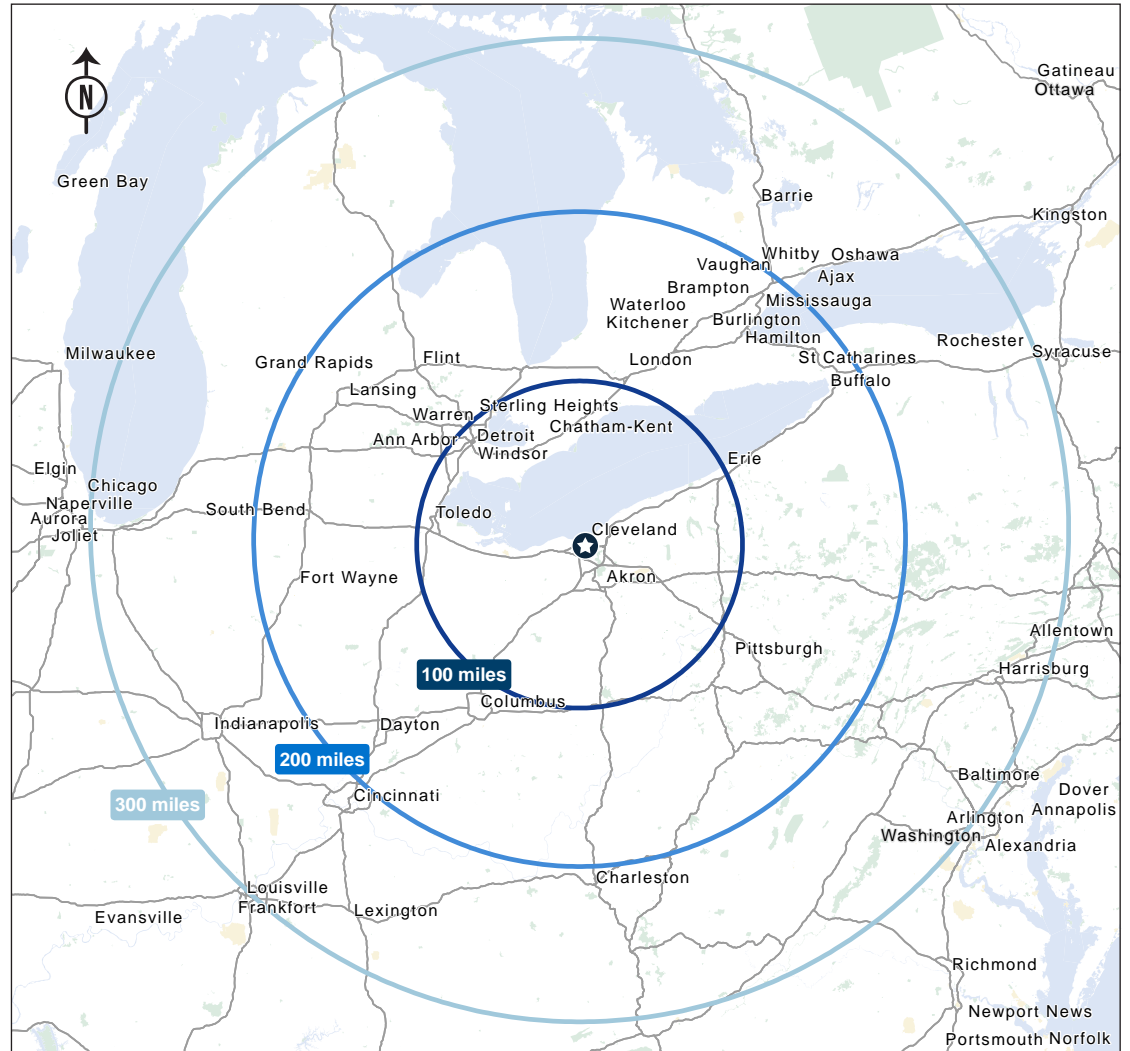


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# Driving Radius Map

**STRATEGICALLY POSITIONED IN NORTHEAST OHIO WITHIN 300 MILES**

City	Distance	Drive Time
Downtown Cleveland, OH	11 Miles	0:20
Toledo, OH	107 Miles	1:40
Columbus, OH	135 Miles	2:01
Pittsburgh, PA	135 Miles	2:05
Detroit, MI	161 Miles	2:30
Buffalo, NY	202 Miles	3:10
Cincinnati, OH	241 Miles	3:35
Grand Rapids, MI	227 Miles	4:25
Indianapolis, IN	263 Miles	4:48
Chicago, IL	303 Miles	5:20



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# 06 Financial Summary



# Rent Schedule

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# Disclaimer / Legal Page

## AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

**Newmark** (the “Agent”) has been engaged as the exclusive sales representative for the sale of (the ”Property”) by ‘Ownership’ (the “Seller”).

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. You are solely responsible for independently verifying the information in this Memorandum. Terms of sale or lease and availability are subject to change or withdrawal without notice.

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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