



# Industrial Building For Sale--Income Producing Property

MONTVILLE, OH



## OFFERING MEMORANDUM

*PRESENTED BY:*

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INDUSTRIAL BUILDING FOR SALE--INCOME PRODUCING PROPERTY

# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

## Property Summary



### PROPERTY DESCRIPTION

Prime Multi-Tenant Industrial Investment Opportunity in Montville Township! This highly functional industrial complex offers immediate stable cash flow with exceptional value-add potential. A diverse, income-producing asset featuring four massive drive-in bays (ranging from 900 to 7,800 SQFT) and 5,100 SQFT of dual-floor corporate office space. The property features a strong, diversified tenant mix with one large owner-occupied space that could be used for an additional tenant. Cap rate would be significantly increased by leasing the current owner-occupied space which is not producing any rent. Landlord overhead is kept exceptionally low: leases require tenants to manage their own interior HVAC/plumbing maintenance, while shared utilities are submetered or prorated. Zoning allows for many uses ranging from light industrial to commercial to specific retail businesses. Perfect for an investor looking for a low-management, inflation-resistant asset or an owner-user wanting future expansion space. Do not miss out on this dominant regional footprint—call today for the full offering memorandum, current cap rate, and rent rolls.

### PROPERTY HIGHLIGHTS

- Strong cash flow with value-add upside through leasing owner-

### OFFERING SUMMARY

Sale Price:	\$800,000
Number of Units:	6
Lot Size:	2.98 Acres
Building Size:	20,800 SF
NOI:	\$54,624.00
Cap Rate:	6.83%

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	103	3,161	15,157
Total Population	242	8,533	42,022
Average HH Income	\$63,639	\$68,071	\$68,137



## Property Description



### PROPERTY DESCRIPTION

Prime Multi-Tenant Industrial Investment Opportunity in Montville Township! This highly functional industrial complex offers immediate stable cash flow with exceptional value-add potential. A diverse, income-producing asset featuring four massive drive-in bays (ranging from 900 to 7,800 SQFT) and 5,100 SQFT of dual-floor corporate office space. The property features a strong, diversified tenant mix with one large owner-occupied space that could be used for an additional tenant. Cap rate would be significantly increased by leasing the current owner-occupied space which is not producing any rent. Landlord overhead is kept exceptionally low: leases require tenants to manage their own interior HVAC/plumbing maintenance, while shared utilities are submetered or prorated. Zoning allows for many uses ranging from light industrial to commercial to specific retail businesses. Perfect for an investor looking for a low-management, inflation-resistant asset or an owner-user wanting future expansion space. Do not miss out on this dominant regional footprint—call today for the full offering memorandum, current cap rate, and rent rolls.

### LOCATION DESCRIPTION

Southeast corner of SR 86 and SR 6 in Montville, Ohio. Within close proximity, to Montville Business Park and Chardon Square are just a short drive away. This is an exceptional opportunity for an Office / Office Warehouse investor seeking to be part of a dynamic and supportive business environment in a picturesque setting.



# Property Details

Sale Price

**\$800,000**

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Industrial
Lot Size	2.98 Acres
APN #	20-004800, 20-006300, 20-004820
MLS #	5214684

## LOCATION INFORMATION

Building Name	Industrial Building for Sale-- Income Producing Property
Street Address	9755 Plank Road
City, State, Zip	Montville, OH 44064
County	Geauga
Market	Cleveland / Northeast Ohio
Sub-market	Geauga County (Montville Township / Chardon Area) Industrial
Cross-Streets	SR 6

## PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	40

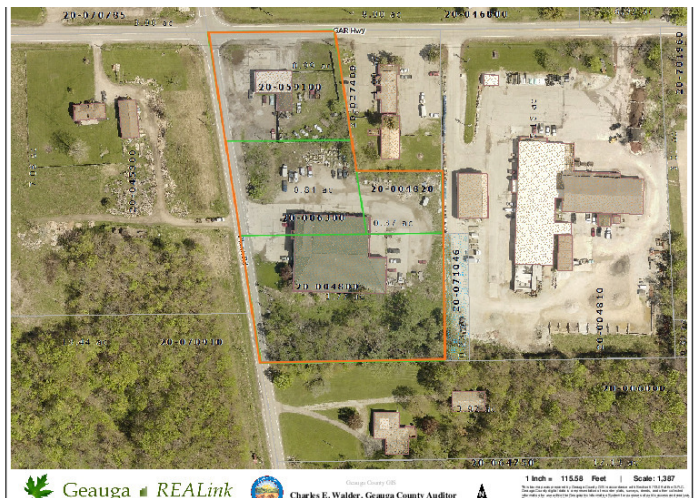
## BUILDING INFORMATION

Building Size	20,800 SF
NOI	\$54,624.00
Cap Rate	6.83
Building Class	C
Occupancy %	100.0%
Tenancy	Multiple
Number of Grade Level Doors	4
Number of Dock High Doors	8
Office Space	5,100 SF
Number of Floors	2
Year Built	1976
Year Last Renovated	2019

## UTILITIES & AMENITIES



# Additional Photos



INDUSTRIAL BUILDING FOR SALE--INCOME PRODUCING PROPERTY

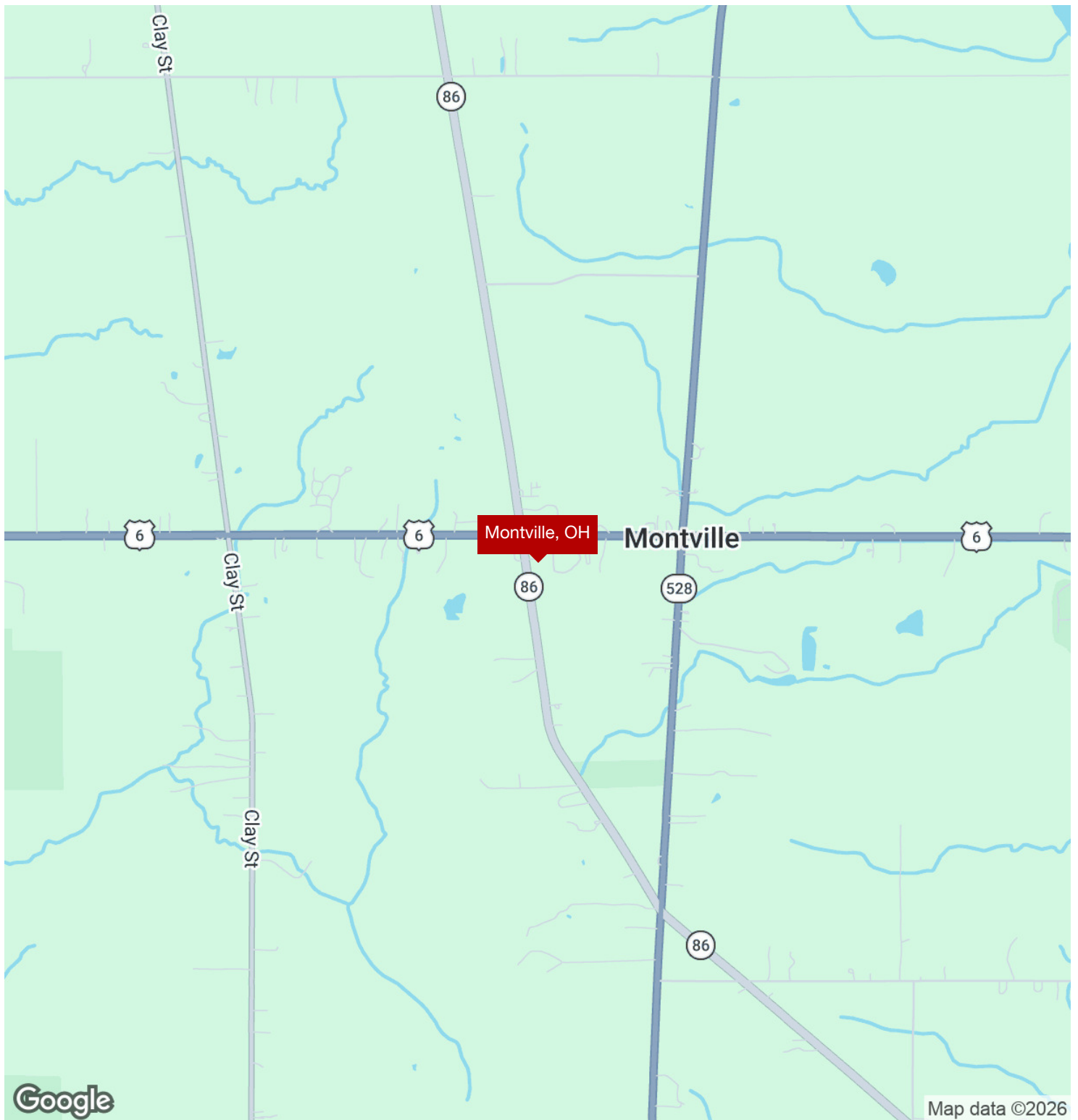
# LOCATION INFORMATION

# 2

REGIONAL MAP

AERIAL MAP

# Regional Map

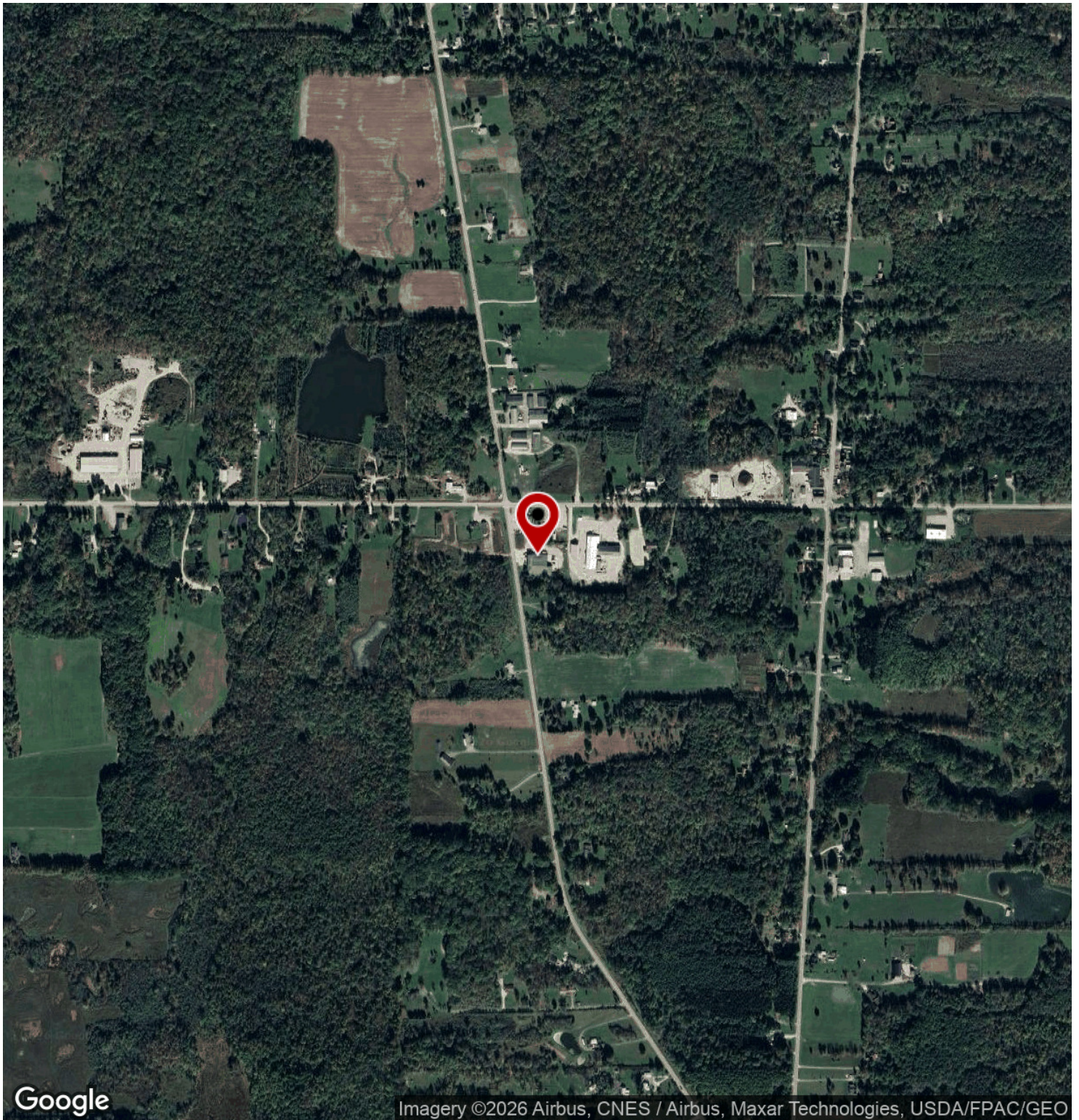


Google

Map data ©2026



# Aerial Map



Google

Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO



INDUSTRIAL BUILDING FOR SALE--INCOME PRODUCING PROPERTY

# FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

RENT ROLL

## Financial Summary

### INVESTMENT OVERVIEW

Price	\$800,000
Price per SF	\$38
Price per Unit	\$133,333
CAP Rate	6.83%

### OPERATING DATA

Net Operating Income	\$54,624
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### FINANCING DATA



# Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
Bay 1	Kelly/Ruscher	1,500 SF	7.21%	\$3.20	-	-	\$4,800	12/1/2020	-
Bay 2	5S, Inc	3,000 SF	14.42%	\$4.30	-	-	\$12,912	9/12/11	-
Bay 3 + 2/3 1st floor offices	Yaughner	9,300 SF	44.71%	\$4.52	-	-	\$42,000	7/1/25	6/30/29
Bay 4	Cory Bevington	2,720 SF	13.08%	\$3.97	-	-	\$10,800	11/1/25	10/31/26
Garage	Matt Kovach	2,000 SF	9.62%	\$3.60	-	-	\$7,200	9/1/11	-
Landlord Suite (2nd floor/1/3 1st floor offices)	Renew Partners	2,280 SF	10.96%	-	-	-	-	-	-
<b>TOTALS</b>		<b>20,800 SF</b>	<b>100%</b>	<b>\$19.59</b>	<b>\$0</b>	<b>\$0.00</b>	<b>\$77,712</b>		
<b>AVERAGES</b>		<b>3,467 SF</b>	<b>16.67%</b>	<b>\$3.92</b>	<b>\$NAN</b>	<b>\$NAN</b>	<b>\$15,542</b>		



INDUSTRIAL BUILDING FOR SALE--INCOME PRODUCING PROPERTY

# DEMOGRAPHICS

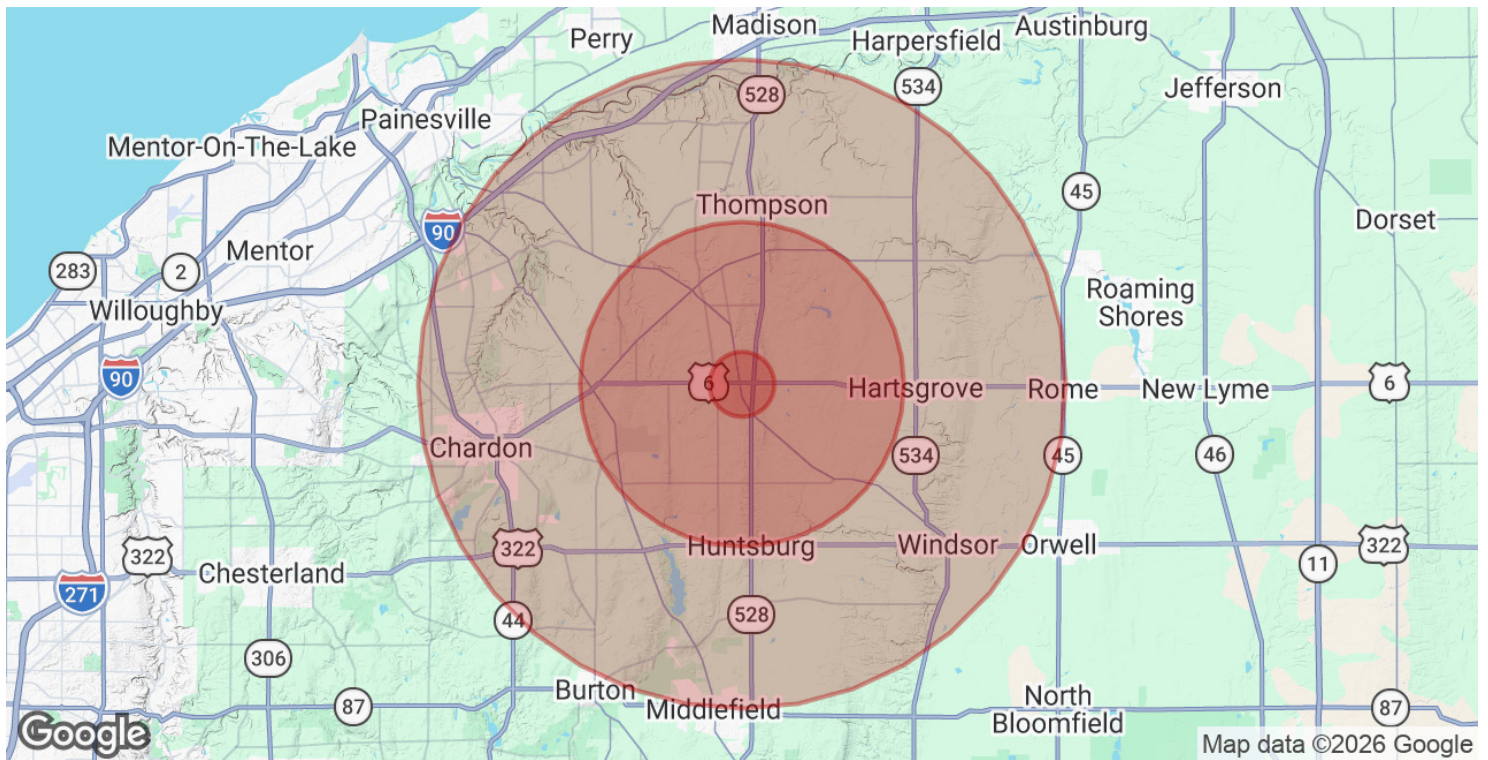
# 4

DEMOGRAPHICS MAP & REPORT

ADVISOR BIO 1

ADVISOR BIO 2

# Demographics Map & Report



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)



## Advisor Bio 1



### **RICK OSBORNE JR.**

**Managing Director of Commercial Real Estate**

rick.osbornejr@kw.com

Direct: **440.299.5190** | Cell: **216.219.0290**

OH #2010001710

### **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.

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## Advisor Bio 2

**CELESTE OSBORNE**

Licensed Realtor &amp; Operations Specialist

celestek@kw.com

Direct: **216.245.8111**

OH #2026000651

### 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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