For Sale

# AML Industries, LLC

520 Pine Avenue SE, Warren, OH 44483

Industrial | *Net Lease Investment Opportunity*

*100% Occupied | 10 Yr NNN Lease | Annual Increases*

Get the details

# Executive **Summary**

Colliers is pleased to present, on an exclusive basis to qualified investors, the opportunity to acquire this Net Lease Investment (the "Property"), an industrial building totaling ±44,560 square feet strategically located within the Youngstown-Warren-Boardman MSA.

The Property is 100% leased and offers investors a day-one, cash-flowing asset. With strong in-place occupancy, market-competitive rental positioning, and an established management framework, the Property is well-positioned to deliver immediate income and a seamless ownership transition.

## INVESTMENT OVERVIEW

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|---|---|
| **Property** | 520 Pine Avenue Southeast |
| **Tenant** | AML Industries, LLC |
| **Price** | $3,579,000 |
| **Cap Rate** | 8.50% |
| **In-Place NOI** | $304,241 |
| **Occupancy** | 100% |
| **NRA** | ±44,560 SF |
| **Land Area** | 4.39 Acres |
| **Year Built/Renovated** | 1975 |

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## Investment Highlights:

**Long-Term, Passive Net Lease with Built-In Growth:** Single-tenant industrial asset 100% leased to AML Industries, LLC under a 10-year NNN lease featuring 3% annual rent escalations, delivering predictable income growth and minimal landlord responsibilities.

**Day-One Cash Flow from an Established Industrial Operator:** Generates $304,241 in annual rent with immediate, stabilized cash flow. The AML business has operated at the site since 1989, underscoring operational commitment to the site.

**Mission-Critical Facility Supporting Tenant Stickiness:** The property houses AML's executive offices, manufacturing, R&D, storage, and outbound logistics. This specialized configuration and strategic role in AML's business materially reduce relocation risk and enhance long-term tenancy.

**Functional, In-Demand Industrial Building:** ±44,560 SF light industrial facility with 16' clear height, six dock-high doors, six drive-ins, 13.8% office build-out, and 4.39 acres of land, well suited for manufacturing, distribution, and flex industrial users.

**Stable, Supply-Constrained Industrial Market with Upside:** Located in the Warren industrial submarket within the Youngstown–Warren–Boardman MSA, characterized by no active new construction, improving absorption, and durable long-term rent growth. Excellent access to SR-422, SR-169, I-80, and I-76 supports regional and Midwest distribution connectivity.

# Location & **Access**

Strategically located within the Youngstown–Warren–Boardman MSA, an area seeing renewed economic growth fueled by advanced manufacturing, logistics, and energy investment. The property is positioned to benefit from strong regional momentum. Its central in-town setting offers immediate access to major transportation routes, including State Routes 422 and 169, with seamless connectivity to key regional arterials leading to I-80, I-76, and the broader Midwest distribution network.

## 5 MILE DEMOGRAPHICS

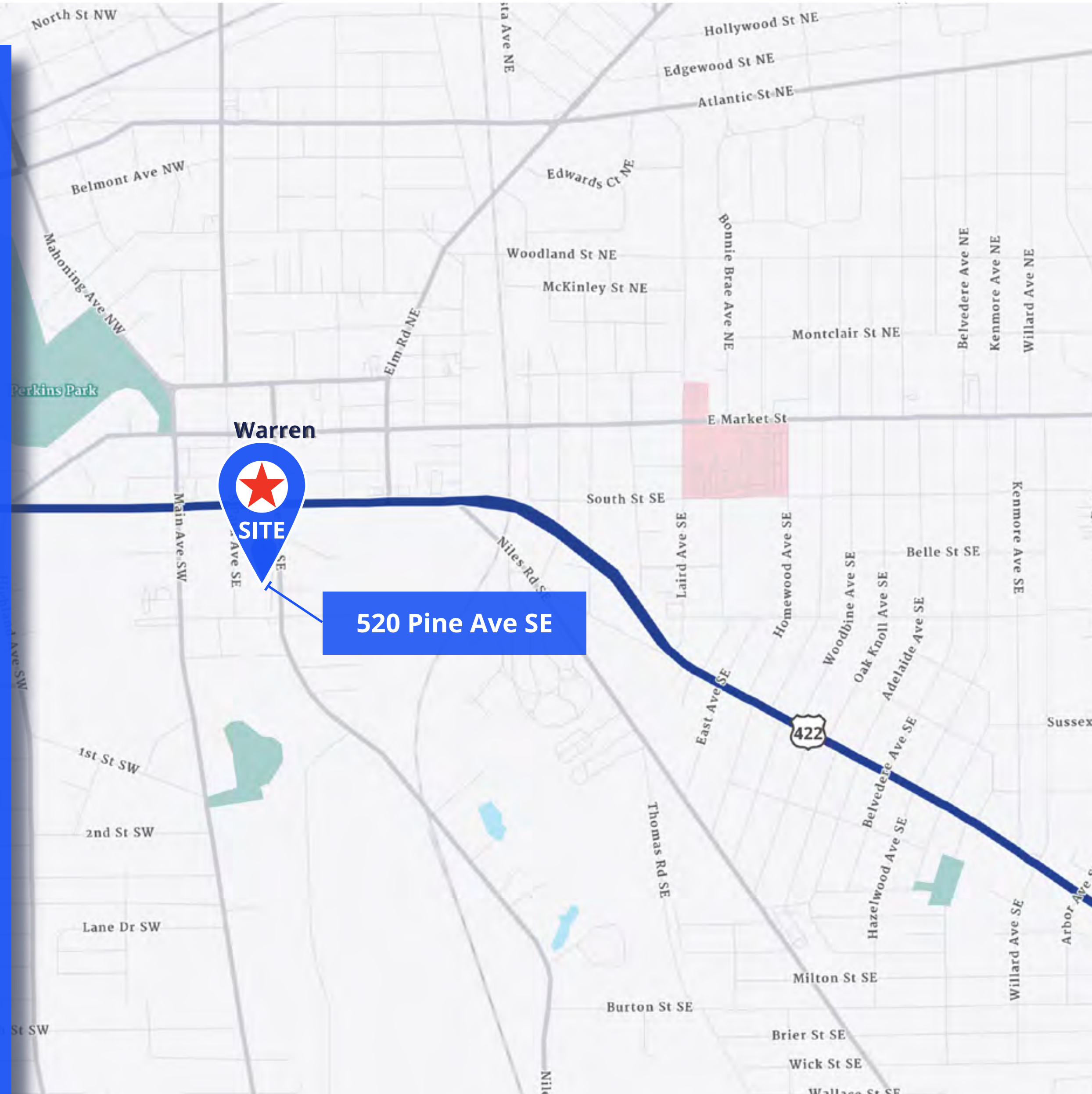
**80,673**
TOTAL POPULATION

**42,977**
# OF EMPLOYEES

**34,779**
# OF HOUSEHOLDS

**2,939**
# OF BUSINESSES

**$63,090**
AVG. HOUSEHOLD INCOME



11-03-2025

# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY**: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF**:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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# At Colliers, we are *enterprising.*

**We maximize the potential of property to accelerate the success of our clients and our people.**

Our expert advice to property occupiers, owners and investors leads the industry into the future. We invest in relationships to create enduring value. What sets us apart is not what we do, but how we do it. Our people are passionate, take personal responsibility and always do what's right for our clients, people and communities. We attract and develop industry leaders, empowering them to think and act differently to drive exceptional results. What's more, our global reach maximizes the potential of property, wherever our clients do business.

At Colliers, we accelerate success.


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