

INDUSTRIAL & FLEX INVESTMENT PORTFOLIO



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ASSOCIATES**
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NORTHWEST OHIO

TOTAL SQUARE FOOTAGE	OCCUPANCY	CAP RATE
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148,060 SF	96.9%	TBD
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**CONFIDENTIALITY
AGREEMENT**

FOR ADDITIONAL INFORMATION:

Please reply with Signed Confidentiality Agreement to
rkeleghan@signatureassociates.com

BID OFFERS DUE
09/17/2026
@ 5:00 PM

MAIL OFFERS TO:

Eastman & Smith Ltd.
Attn: Scott A. Johnson, Esq.
One SeaGate, 27th Floor
Toledo, Ohio 43604

DIVERSE TENANT MIX

This opportunity features **TRIPLE NET TENANTS** with a diverse mix of industrial and flex uses across multiple properties, reducing reliance on any single occupant while providing stable, recurring rental income and long-term investment stability.

OWNERS MAINTAINED ASSETS DILIGENTLY

These properties have been well maintained through long-term ownership, with consistent upkeep, strong occupancy, and quality industrial facilities. The owners' proactive management has helped preserve the condition of the properties and provide reliable performance across the assets.

For more information, please contact:

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