

Industrial Warehouse For Sale

7568-7584 Whipple Av NW, North Canton OH

PRICE: \$3,255,000

~58,574 SF; 8% cap rate



Sandeep Gupta, Broker & Member SGWHIPPLE LLC (Owner) SGUPTA138@gmail.com, 408 888 9082

Owner or Broker makes no warranty or representation as to the accuracy of the information contained herein. Terms of sale or lease and availability of the property are subject to change or withdrawal without notice.

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The information contained herein is strictly confidential. It is furnished solely for the purpose of considering the acquisition of the property described herein and is not to be used for any other purpose or made available to any other person without the expressed written consent of Seller and/or Seller's Agent. No representation is made with regard to its accuracy or completeness. Prospective investors should conduct their own investigation and reach their own conclusions without reliance on the material contained herein. Speculative guidance is included here to the best of seller's knowledge - buyer to perform all diligence on property condition, rents, leases, market conditions, projections, likelihoods of any events using the aid of competent real estate professionals and/or attorneys

Neither the Seller nor the Agent nor any of their respective officers, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective purchaser.

The Seller and/or Seller's Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer for the Property is approved by the Seller and any conditions to the Buyer's obligations thereunder have been satisfied or waived.

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Financials

Space	Tenant	SqFt	extra space	Base Rent	NNN charges	Gross Rent
7568	Microplex Inc.	12000		\$ 68,040	\$ 23,520	\$ 91,560
7580	MROBuilt LLC	14774		\$ 66,483	\$ 28,898	\$ 95,381
7584	Suarez Corporation	28000	mezannine 3800sqft	\$ 126,000	\$ 54,880	\$ 180,880

Total Space

	Total		58574	\$ 260,523	\$ 107,298	\$ 367,821
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Space	Tenant	SqFt	Security Deposit	Lease Start	Lease end	Other Metrics
7568	Microplex Inc.	12000	6110	6/1/2015	6/30/2029	GRM
7580	MROBuilt LLC	14774	7276	11/25/2024	11/30/2026	8.8
7584	Suarez Corporation	28000	102440	4/1/2025	3/31/2028	

	Total		<u>\$115,826</u>	Sale Price	Cap Rate	Price/Sqft
				<u>\$3,255,000</u>	<u>8.00%</u>	\$55.6

- *CURRENT NOI of \$260,523*
- *Cap rate at asking price 8%*
- *GRM at asking price as low as 8.8*
- *Price/SF of \$55.6/SF*
- *High Security Deposit on File (ceded to buyer at purchase) of \$115,826*

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Offering Summary

- ***Outstanding neighborhood.***
- **Jackson Township has no individual or corporate income tax.**
- **Significant capital improvements: New Roof in 2019 over 28000sqft section. New roof area ~2000sqft in 2023, New HVAC in 2022 warranty till 2023, New Awnings in 2022. Restrooms in both warehouse and office spaces, parking lot seal coated.**
- **20' high ceilings in warehouse. Polished floors in most warehouse spaces**
- **3 industrial spaces 12000sqft, 14774 sqft, 28000sqft + 3800sqft mezzanine. ~80% warehouse, 20% office.**
- **>2 docks+ drive in for each of 3 spaces**
- **Easy access to I-77 via exit 111/portage road.**

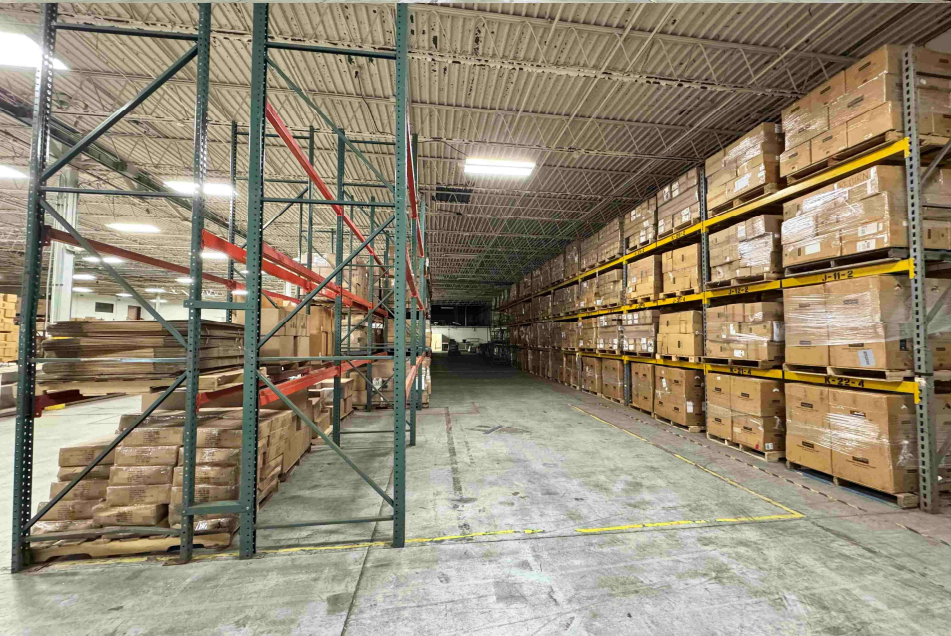
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Industrial Warehouse For Sale

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31,800sqft space warehouse



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31800SF space Office



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Industrial Warehouse For Sale

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14,774sqft warehouse



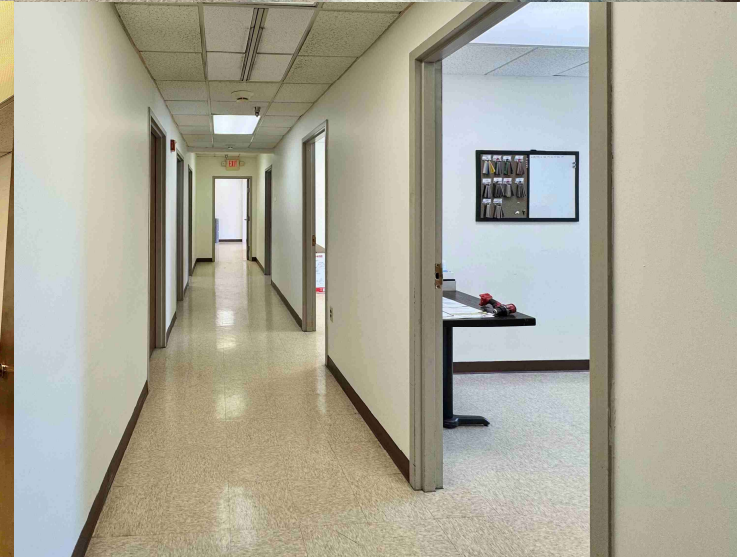
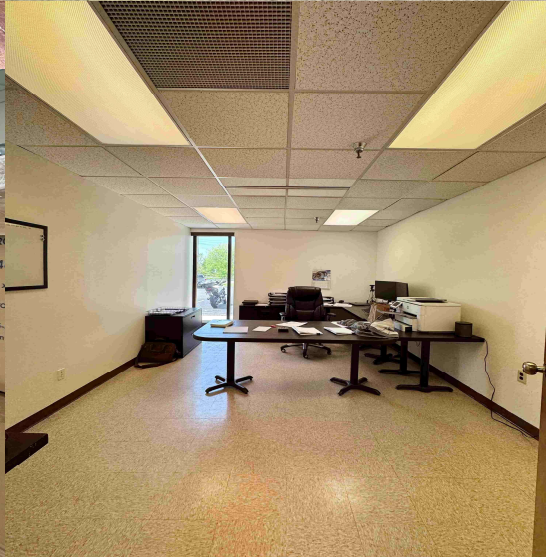
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14,774sqft space office



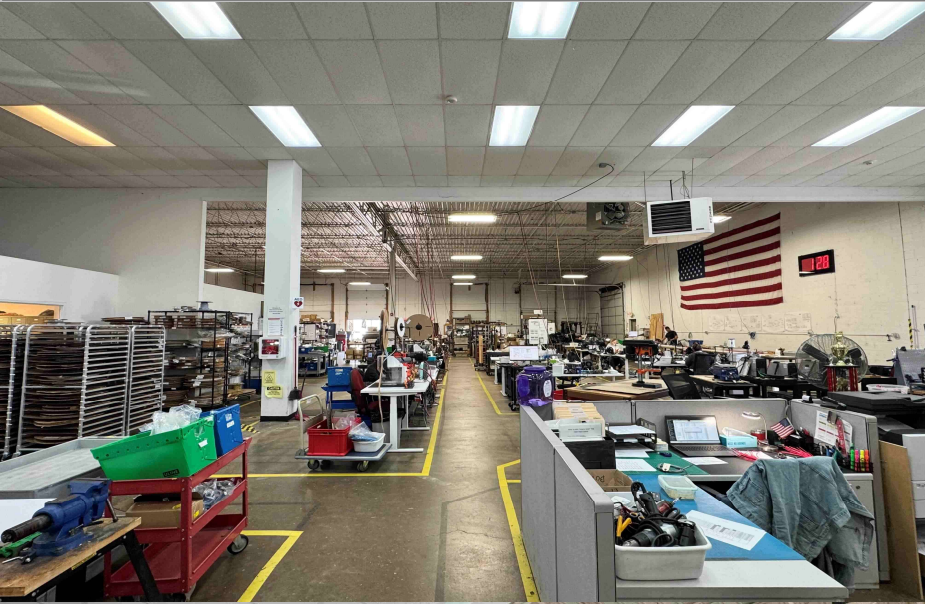
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Industrial Warehouse For Sale

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12000SF space warehouse



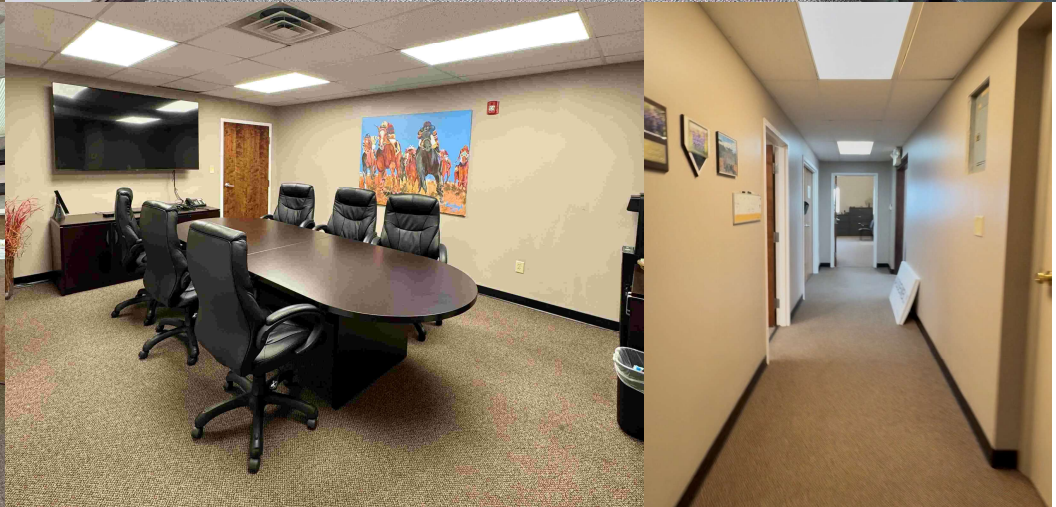
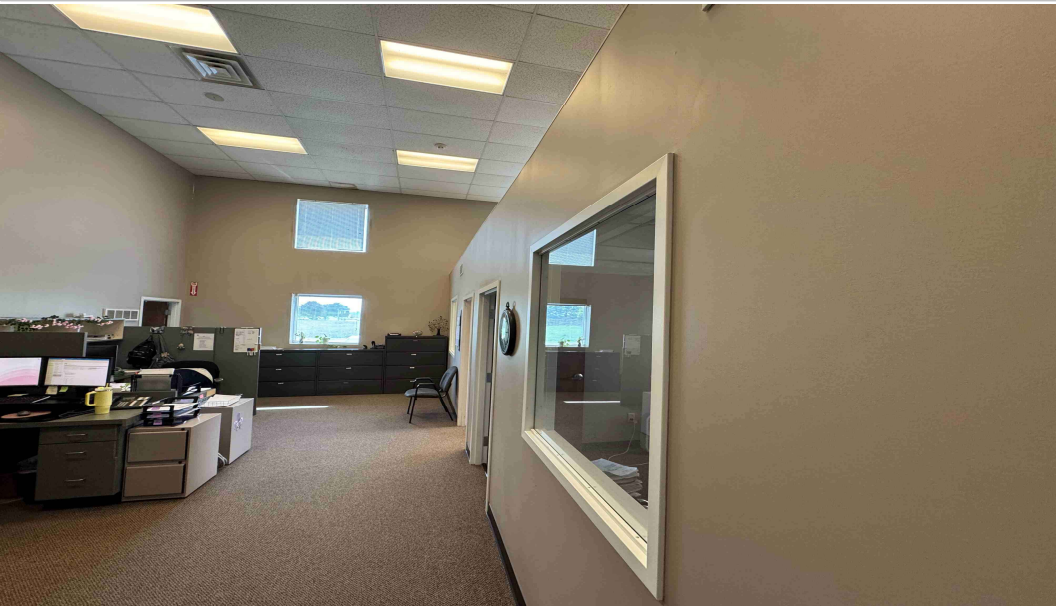
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