SVN CREATE COMMERCIAL REAL ESTATE ADVISORS

Industrial Investment Opportunity

OFFERING MEMORANDUM

853 E Washington Street, Sabina, OH 45169

Presented by Heath D. Bullock, CCIM, SIOR & Patrick Graham & Doug Wilson

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Property Overview

853 E Washington Street, Sabina, OH 45169

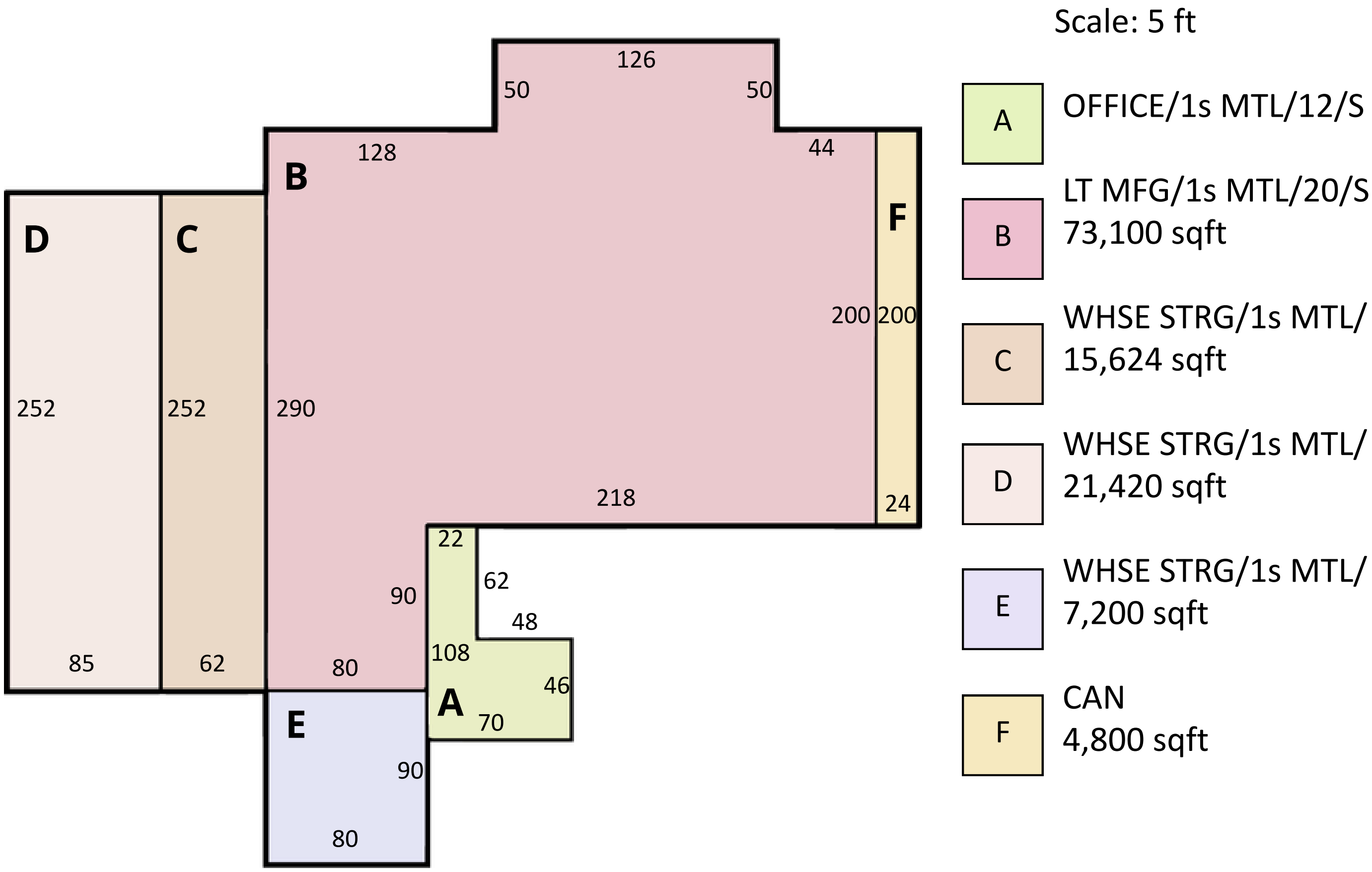
Discover a prime opportunity for Industrial / Research & Development investment, boasting versatile spaces, robust infrastructure, and strategic positioning in the Sabina area, this property presents an ideal canvas for industrial and R&D ventures. The building is equipped with a **dry pipe sprinkler system**; Three Riser Rooms are in the building controlling the water sprinkler system. The **4,584 SF masonry office** space was constructed in 1975 on **slab with a built-up rubber roof** (per auditor records). The interior is minimal finish, paneled walls and carpeted floors. Two restrooms are in this area along with a large break room and small individual offices. With ample square footage and industrial zoning, this property is primed to accommodate diverse business needs and propel future success.

The Sabina property is located in the Village of Sabina, within Clinton County in southwest Ohio. The approximately 15.6-acre site is mostly level, sits slightly below street level, and is **fully serviced by public utilities, including public water, sewer, natural gas, and 3-phase electricity**. The building has **4 additional overhead doors at ground level 18' x16' height**. **Eave height is 20 feet.** The east side of the building has **8 overhead door dug-in truck docks with 24 ft canopy**. The site features **±870 feet of direct highway frontage on the north side of US 22**. It is **centrally located** 40 to 50 miles from major urban areas Dayton, Columbus, and Cincinnati, with an interstate situated just 6 miles north.

Item	Detail
Property Address	853 E Washington Street, Sabina, OH 45169
Property Type	Industrial / Research & Development
Sale Price	$2,950,000.00
Building Size	121,928 SF - 117,344 SF warehouse & 4,584 SF office area
Lot Size	15.63± Acres
Year Built	1972 (with additions in 1980, & 1985)
Zoning	I-2 (Industrial District) Permitted uses are most any industrial or manufacturing use. Subject usage is a permitted use in this zoning district.
Flood Zone	Subject is not in a FEMA identified flood zone. Map # 39027C0200D (May, 2010).
Utilities	Served by all public utilities- Natural Gas, Public water and public sewer, 3 phase electric. Electric is 660 amp+. Utilities are adequate for most any potential use of subject.

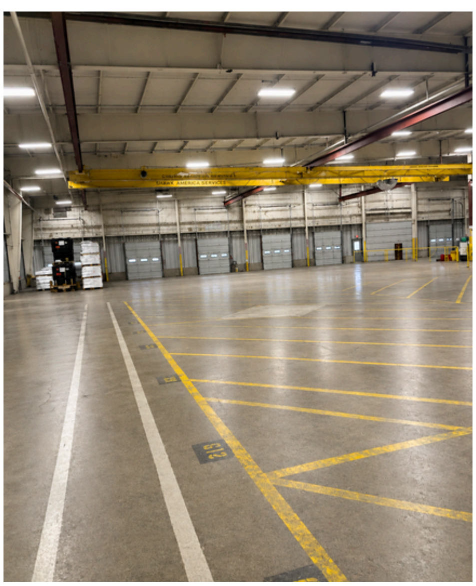
Floor Plan & Photos

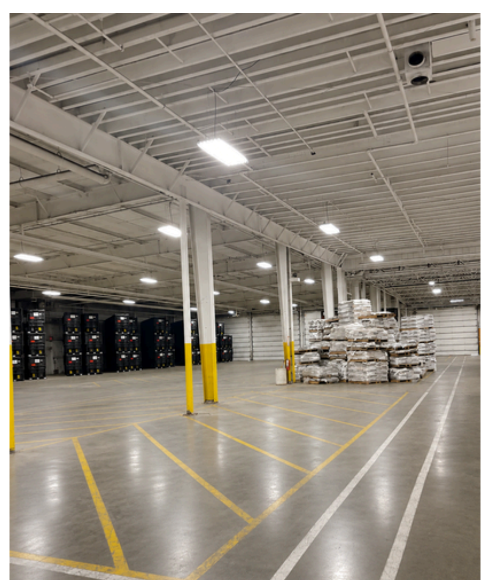
853 E Washington Street, Sabina, OH 45169



853 E Washington Street — Building Floor Plan

INTERIOR PHOTOS





Additional Photos

Sabina, Ohio | Clinton County

Location Overview

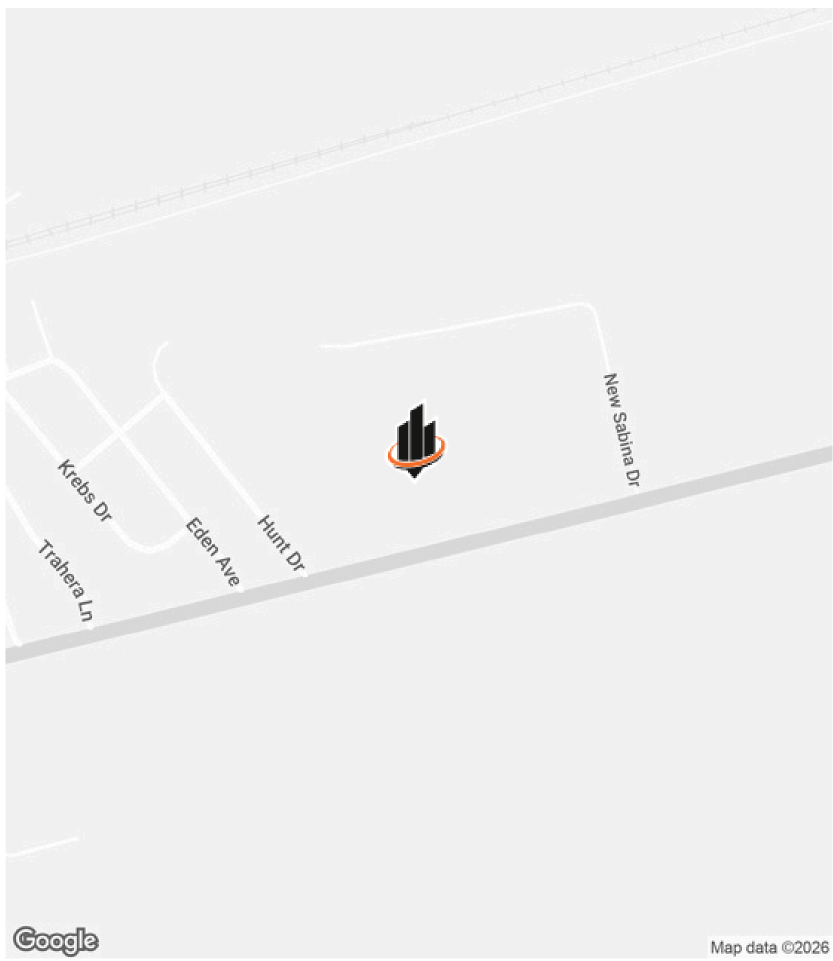
Sabina, Ohio | Clinton County

The Property is positioned in the Sabina / Clinton County market in southwest Ohio, along US Route 22 at its intersection with State Route 729 — roughly 31 miles south of Springfield and 47 miles southwest of Columbus, with interstate access approimately 6 miles north of the site.

Sabina, OH CITY / STATE	**45169** ZIP CODE
Clinton County MARKET / COUNTY	**6 mi** TO NEAREST INTERSTATE

LOCATION CONTEXT

- The Property fronts US Route 22, Sabina's primary east-west commercial corridor.
- The site is 15.63± acres with 870± feet of direct highway frontage.
- Public water, sewer, natural gas, and 3-phase electric are already in place.
- The site is roughly 15 miles from the Honda–LG Energy Solution battery campus in Jeffersonville.



853 E Washington Street — Local Vicinity Map

Honda Battery Plant

Jeffersonville, Fayette County | Approximately 15 Miles Northeast of the Property

Approimately 15 miles northeast of the Property, Honda and LG Energy Solution have developed one of the largest manufacturing investments in Ohio's history. Their joint venture, L-H Battery Company, sits on a roughly 400-acre campus just off Interstate 71 and represents a capital commitment of approimately $4 billion. The plant is now just opening, with projected employment of 2,000 to 3,000 workers as production ramps toward full capacity.

$4 Billion TOTAL INVESTMENT	**400 Acres** CAMPUS FOOTPRINT
2,000–3,000 PROJECTED JOBS	**Now Opening** PROJECT STATUS

WATER TREATMENT INFRASTRUCTURE

The campus includes a newly constructed water treatment plant built to support the facility's manufacturing processes. Plant engineers have published a video walkthrough describing the system's design and function:

Video — Water Treatment Plant Engineering Overview: https://www.youtube.com/watch?v=TWXcCHbqlEc

WHY IT MATTERS FOR THIS PROPERTY

- Supplier & Logistics Epansion — the plant is drawing parts suppliers, tooling, and 3PL providers seeking mid-size industrial space within a 20–30 mile radius.
- Workforce & Housing Demand — a ramp toward 2,000–3,000 direct jobs is driving new rooftop and rental demand across Fayette and Clinton counties.
- Retail & Commercial Spillover — a larger regional workforce supports more retail, dining, and service demand in nearby Sabina, Washington Court House, and Wilmington.
- Diversified, Durable Demand — the plant has directed initial production toward energy-storage system ESS) batteries alongside its original EV mandate, reducing reliance on a single end market.

Market Overview & Offering Summary

Ohio Industrial Sales & Cap Rates

Industrial cap rates nationally have plateaued near 6.2% as of late 2025 / early 2026, with Ohio markets offering a yield premium over coastal gateways. Dayton-area cap rates currently range 7.5%–9.0%+, with higher yields available in secondary corridors like Clinton County, supported by strong manufacturing demand. Properties under 150,000 SF — the size class of this Property — are commanding a 17%–20% rent premium over larger bulk facilities given limited mid-box construction during the last development cycle.

OFFERING SUMMARY

Item	Detail
Property Address	853 E Washington Street, Sabina, OH 45169
Building Size	121,928 SF
Lot Size	15.63± Acres
Year Built	1972
Zoning	I-2 (Industrial)
Asking Price	$2,950,000.00
Price Per Square Foot	$24.19 / SF

Regional Aviation & Logistics Anchor

Wilmington, Clinton County | Nearby Aviation and Cargo Hub

Stonepeak completed its acquisition of Wilmington-headquartered Air Transport Services Group (ATSG) in April 2025. The all-cash transaction carried an enterprise valuation of approximately $3.1 billion and positions ATSG for continued growth as a private aviation and logistics platform.

$3.1 Billion ENTERPRISE VALUE	**April 2025** ACQUISITION COMPLETED
Wilmington, OH ATSG HEADQUARTERS	**Global Platform** AIR CARGO & LEASING

ATSG PLATFORM

ATSG is a global provider of medium widebody freighter aircraft leasing, air transport operations, aircraft maintenance, airport ground services, and related aviation support capabilities. Its Wilmington presence anchors a broad aviation and logistics ecosystem in Clinton County.

WHY IT MATTERS FOR THIS PROPERTY

- **REGIONAL LOGISTICS CONCENTRATION**
  The transaction reinforces Clinton County as a center for cargo aviation, aircraft services, and distribution activity.
- **VENDOR AND SUPPLIER DEMAND**
  Maintenance, ground-support, equipment, and logistics businesses may require nearby industrial space.
- **WORKFORCE AND INVESTMENT**
  Stonepeak’s acquisition underscores the strategic significance of ATSG’s established aviation and logistics platform in Clinton County.
- **STRATEGIC REGIONAL ACCESS**
  The Property's US 22 frontage provides access to the broader Wilmington aviation and logistics market.

Sabina Manufacturing Base & Expansion

US Route 22 / 3 Industrial Corridor | Established Local Employers

Sabina's industrial corridor includes long-standing manufacturers serving automotive, appliance, transportation, and other durable-goods markets. Nearby employers and recent expansion activity demonstrate an established workforce and continued investment in the local industrial base.

Pennant Moldings

SABINA MANUFACTURING ROOTS SINCE 1969

12381 E WASHINGTON STREET

Custom roll forming, metal stamping, fabrication, welding, coating, and assembly. Pennant serves appliance, automotive, heavy-duty truck, building, HVAC, and other industrial markets.

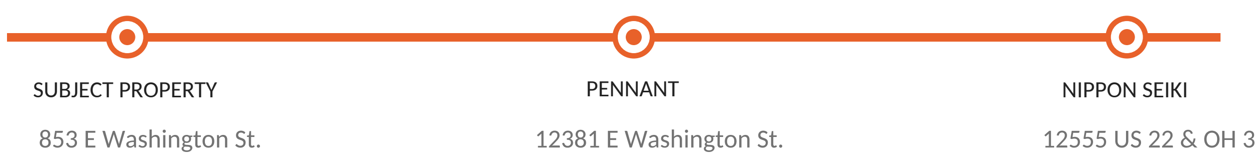
Nippon Seiki Ohio

NEW SABINA INDUSTRIES

12555 US 22 & OH 3

Established in 1986, the Sabina facility is a tier-one supplier of head-up display systems and instrument clusters. A roughly 170,000 SF expansion was reported in 2024, supported by road improvements for increased freight traffic.

ILLUSTRATIVE US 22 / 3 INDUSTRIAL CORRIDOR



Illustrative; not to scale.

WHY IT MATTERS FOR THIS PROPERTY

- **ESTABLISHED INDUSTRIAL BASE**
  Long-standing employers support a skilled manufacturing workforce and supplier network.
- **CONTINUED CAPITAL INVESTMENT**
  Expansion and road improvements indicate growing freight capacity and local industrial activity.
- **DIRECT CORRIDOR POSITIONING**
  The 121,928SF Property offers scale and direct US 22 frontage for manufacturing, warehousing, R&D, or supplier use.

Your Team of Advisors

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