

CLEVELAND HOPKINS
INTERNATIONAL AIRPORT



DOWNTOWN
CLEVELAND



Strongsville

Commerce
Center

21705 Royalton Road,
Strongsville, OH

310,080 Square Feet

Brand New, Class A Construction

82% Occupancy

Prime Logistics Location Proximate to I-71/I-80

Cleveland MSA

ROYALTON RD.





Introduction

Jones Lang LaSalle (“JLL”), as exclusive advisor to owner, is pleased to offer for sale the fee-simple interest in Strongsville Commerce Center, a 310,080 square foot industrial facility located in Strongsville, Ohio (the “Property” or the “Offering”). Delivered in Q4 2022, the Property is a brand new, Class-A distribution facility featuring the modern characteristics logistics users require including a 32’ clear height, a 130’ truck court, robust auto parking, and future trailer parking potential. Additionally, future ownership will have the opportunity to expand the Premises to the south by approximately 28,560 square feet, increasing the Property’s footprint to 338,640 square feet. Strongsville Commerce Center is 82% leased to an automotive manufacturer and supplier tenant, Schaeffler Group, capitalizing on the Property’s proximity to six legacy automakers operating assembly facilities in Ohio. The lease is NNN and features annual rent escalations, which will allow future ownership to grow the in-place cash flow over the tenant’s 9.9 years of lease term remaining. Strongsville Commerce Center offers investors an opportunity to acquire a brand new, highly functional facility with a long-term in-place cash flow and the ability to immediately enhance yields through vacancy lease-up.

Strongsville Commerce Center is positioned in the Southwest Cleveland submarket in a highly accessible location with exposure to a deep labor pool. The Property is less than three miles west of I-71, a major north-south interstate that connects downtown Cleveland and Columbus. I-71 offers tenants accessibility to Cleveland’s major transportation infrastructure, including I-80, which provides access to the entire Cleveland MSA and the Cleveland Hopkins International Airport. Additionally, the Property provides tenants with exposure to a workforce of over 175,000 in a 10-miles radius, a significant portion of which are considered blue-collar. Less than two miles east of the Property is downtown Strongsville, an affluent suburb of Cleveland that offers robust amenities for each tenants’ employee populations. This access to major transportation infrastructure and labor pools has encouraged significant investment from a variety of institutional owners.

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OFFERING SUMMARY

- | Brand new, class-A distribution facility with expansion potential
- | 82% leased to one (1) automotive tenant on a 10-year lease
- | Proximity to key transportation infrastructure
- | Institutionally-owned industrial pocket
- | Access to deep blue-collar labor pools in an amenity rich suburb

TRANSACTION SUMMARY

ADDRESS	21705 Royalton Rd.
CITY, STATE	Strongsville, OH
SQUARE FOOTAGE	310,080 (expandable to 338,640)
YEAR BUILT	2022
TENANCY	Schaeffler Group
OCCUPANCY	82%
IN-PLACE RENT PSF¹	\$6.29
IN-PLACE ANNUAL RENT INCREASES	2.25%
IN-PLACE LEASE TERM REMAINING²	9.9 years

¹Schaeffler’s lease includes 3 months of free rent, Seller to provide credit to future ownership upon closing for any lost rent due to the abatement

²as of 4/1/2023 analysis start date

Brand New, Class-A Distribution Facility with Expansion Capability

DELIVERED IN Q4 2022, THE STRONGSVILLE COMMERCE CENTER'S MODERN SPECIFICATIONS AND VERSATILE, EXPANDABLE CONFIGURATION MAKE IT A TOP OPTION FOR USERS IN THE SOUTHWEST CLEVELAND INDUSTRIAL SUBMARKET.

EXPANDABLE BY 28,560 SF TO 338,640 SF

130' TRUCK COURT DEPTH

229 AUTO PARKING STALLS

34 DOCK DOORS (ADDITIONAL 38 KNOCKOUTS)

32' CLEAR HEIGHT

90 POTENTIAL, FUTURE TRAILER STALLS

Prime Logistics Location with Access to I-71/I-80

I-71 connects the Property with Cleveland's major interstate infrastructure

Less than three miles to the east, I-71 connects the Property with Columbus to the south and Cleveland to the north as well as the rest of the Cleveland MSA's interstate infrastructure including: I-80, I-90, I-480, and I-77



Proximity to Ohio auto assembly plants

In a state known for automotive production, the Property is located within 2.5 hours of six Ohio automotive assembly plants operated by Ford, Chrysler, and Honda

Deep access to blue collar labor

The southwest Cleveland market offers tenants outstanding access to rooftops and blue-collar labor, with over 1.46 million residents and a workforce of over 748,000 in a 20-mile radius

DEMOGRAPHIC OVERVIEW

	5 MILES	10 MILES	20 MILES
POPULATION	120,118	446,375	1,464,284
WORKFORCE	49,203	177,670	748,220
BLUE COLLAR %	17.8%	20.8%	20.9%



Value-Add Profile with Yield Enhancement Opportunities

82% OCCUPANCY
OFFERS IMMEDIATE LEASE-UP POTENTIAL

**LONG-TERM
IN-PLACE TENANCY**
WITH 2.25% ANNUAL RENT INCREASES

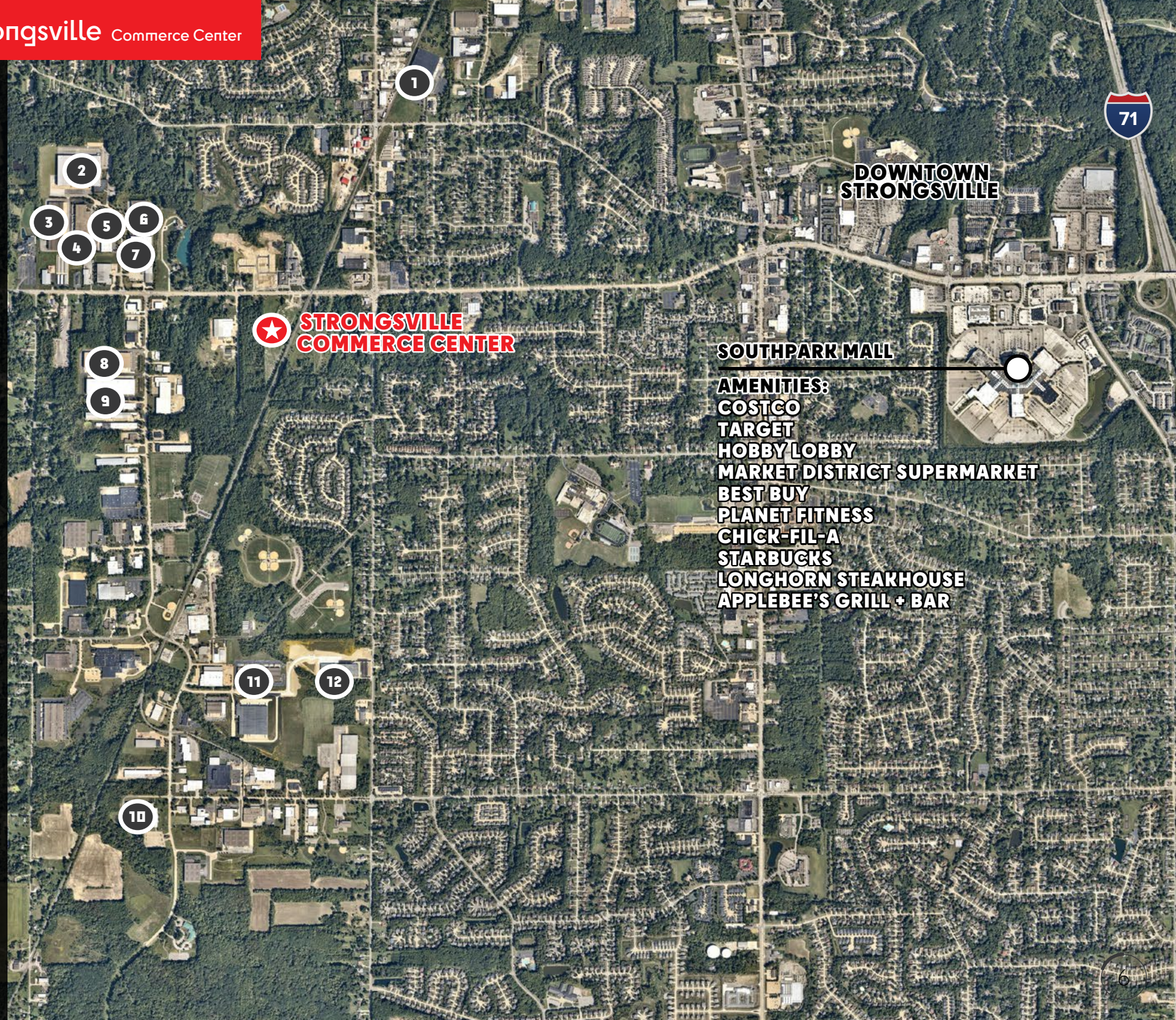
28,560 SF
OF FUTURE EXPANSION CAPABILITY

2022 VINTAGE
LIMITS LANDLORD CAPITAL REQUIREMENTS

Institutionally Owned Industrial Pocket in Amenity-Rich Submarket

The southwest Cleveland submarket's outstanding access to major transportation infrastructure and deep labor pools has encouraged significant investment from institutional capital.

Strongsville is an affluent suburb of Cleveland boasting an \$82,469 Median Household Income in a five-mile radius of the Property. Downtown Strongsville, just two miles east of the Property, offers robust amenities for current and future tenants' employee populations, including the 1.67 million square foot SouthPark mall.



OWNERSHIP

1	Treeview Real Estate Advisors
2	Realty Income Corporation
3	Realty Income Corporation
4	STAG Industrial Inc
5	Dalfen Industrial
6	Dalfen Industrial
7	Dalfen Industrial
8	STAG Industrial Inc
9	Founders Properties
10	Colony Capital
11	Treeview Real Estate Advisors
12	Premier Development Partners

- SOUTHPARK MALL**
- AMENITIES:**
COSTCO
TARGET
HOBBY LOBBY
MARKET DISTRICT SUPERMARKET
BEST BUY
PLANET FITNESS
CHICK-FIL-A
STARBUCKS
LONGHORN STEAKHOUSE
APPLEBEE'S GRILL + BAR

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Strongsville

Commerce Center

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