

Marcus & Millichap
Real Estate Investment Services

OHIO COMMERCE CENTER
5232 Tod Avenue Southwest
Warren, OH 44481



INVESTMENT HIGHLIGHTS

- ◆ Former Military Installation that has Been Converted into a Functional Industrial Park
- ◆ Located Along Tod Avenue Southwest (State Highway 45) with Easy Access to Interstate-80 and Interstate-76
- ◆ Comprised of Nine Warehouses, Eight Pads, and Three Buildings Situated on 476.22 Acres
- ◆ Ohio Commerce Center Offers a 15'0" Clear Height, and a Total of 100 Plus Truck Height, and 20 Plus Grade Level Doors
- ◆ On-site Property Management
- ◆ 10,000 Free Surface Parking Spaces
- ◆ Rail Access via Rail Carrier CSX
- ◆ Only Thirty Minutes Away From the Youngstown-Warren Regional Airport

OFFERING SUMMARY

Price	\$4,750,000
Down Payment	(100%) \$4,750,000
Rentable SF	1,491,859
Price Per Rentable SF	\$3.18
Year Built	1940/2000
Parcel Size	476.22 Acres
Cap Rate - Current	6.86%
Total Return - Current	6.86%

Listed by:

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5232 TOD AVENUE SOUTHWEST • WARREN, OH 44481



INVESTMENT OVERVIEW

Ohio Commerce Center, a 1,491,859-square foot manufacturing and warehouse complex is located along Tod Avenue Southwest (State Highway 45) in Warren, Ohio. This manufacturing and warehouse complex is comprised of nine warehouses, eight pads, and three buildings and is situated on 476.22 acres. Ohio Commerce Center offers a 15'0" clear height, 20' x 20' column spacing, and a total of 100 truck plus height doors, and over 20 grade level doors. The property offers 10,000 free surface parking spaces and rail access via rail carrier CSX. Ohio Commerce Center is well located in the Youngstown/Warren/Boardman submarket, with easy access to Interstate-80 and Interstate-76 and only thirty minutes away from the Youngstown-Warren Regional Airport.

Ohio Commerce Center is a former military installation that has been converted into a functional industrial park with onsite property management, maintenance, and public warehouse services. The property handles a variety of products such as appliances, building supplies, consumer and industrial goods, packaging supplies, paper products, toys, and lumber. Individual 172,800-square foot buildings have been divided into 43,200 square foot sections. Some sections have been further divided to accommodate tenants as small as 10,000 square feet.

OPERATING DATA

INCOME	Current
Base Rent	
Occupied Space	\$935,322
Gross Potential Rent	\$935,322
Other Income	291,420
Gross Potential Income	\$1,226,742
Vacancy/Collection Allowance	1.2% 15,279
Effective Gross Income	\$1,211,463
Total Expenses	885,616
Net Operating Income	\$325,847
Total Return	6.86% \$325,847

MAJOR TENANTS

- ◆ American Spa & Pool
- ◆ Custom Packing & Inspecting
- ◆ ArcelorMittal Warren, Incorporated
- ◆ Dybrook Products, Incorporated
- ◆ Fair Haven Sheltered

EXPENSES

Real Estate Taxes	\$108,156
Insurance	60,060
Utilities	172,700
Repairs & Maintenance	196,850
Contract Services	147,850
Property Management	200,000
Total Expenses	\$885,616
Expenses per SF	\$0.59



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