



# RIDGID Tool Distribution Center

CAMBRIDGE, OHIO | 128,537 SF CLASS A INDUSTRIAL FACILITY | 16+ YEARS OF TENURE | 100% LEASED

INVESTMENT SUMMARY



# The Offering

## Introduction

Jones Lang LaSalle (“JLL”), as exclusive representative, is pleased to offer for sale the fee-simple interest in RIDGID Tool Distribution Center, a 128,537 square foot distribution center located in a business park setting in Cambridge, Ohio (the “Asset” or the “Property”). The single-tenant asset is 100% leased to Ridge Tool Company, a fully owned subsidiary of Emerson Electric who also serves as the Guarantor to the Lease (S&P: “A” & NYSE: “EMR”) through November 2024. Located on 16.59 acres, the class A industrial facility was constructed as a built-to-suit facility for the RIDGID Tool brand in 2005, offering modern features such as 30’ clear, above market parking (0.99/1,000 SF), and a full concrete truck court.

## The Offering

The Property offers investors the opportunity to acquire a mission-critical asset with 3.5 years WALT and 16.7 years of tenure, illustrating the tenant commitment to the Property. The Property serves as the sole RIDGID Tool distribution facility serving both the U.S and Global markets. The Property distributes to major retailers such as Amazon and Home Depot. The Property services all nineteen (19) Home Depot Regional Distribution Centers nationally, shipping to four a day. Ridge Tool operates three shifts within the Property, capitalizing on a strong local blue-collar workforce. The Tenant’s pride of ownership has translated to the Property being maintained to institutional quality. Recent improvements to the site include installation of new outdoor lighting and resealing the employee parking lot. The site is located adjacent to the Interstate-70 and 77 interchange offering a strong transportation network that connects it to two-thirds of the nation’s population in a day’s drive, as well as Ridge Tool’s Elyria, OH facility. The Property offers below-market rents for a modern, mission-critical distribution center, with a long-tenured operating history, and market-leading tenant.



## Transaction Summary

<b>PROPERTY SQUARE FEET</b>	128,537
<b>SIZE</b>	16.59 AC
<b>TENANT</b>	Ridge Tool Company
<b>GUARANTOR</b>	Emerson Electric
<b>GUARANTOR CREDIT RATING</b>	S&P: A
<b>OCCUPANCY</b>	100%
<b>YEAR BUILT</b>	2005
<b>CLEAR HEIGHT</b>	30'
<b>LOADING</b>	16 ext
<b>AUTO PARKING</b>	127 spaces
<b>TRAILER PARKING</b>	21 stalls
<b>LEASE EXPIRATION</b>	11/30/2024
<b>WALT</b>	3.50 yrs
<b>TENURE</b>	16.72 yrs



**70 77**  
INTERCHANGE

SNIDER FLEET

COLGATE

DUNNING MOTOR SALES

FEDEX GROUND

DETROIT DIESEL

ZANE STATE COLLEGE

CAMBRIDGE MUNICIPAL AIRPORT

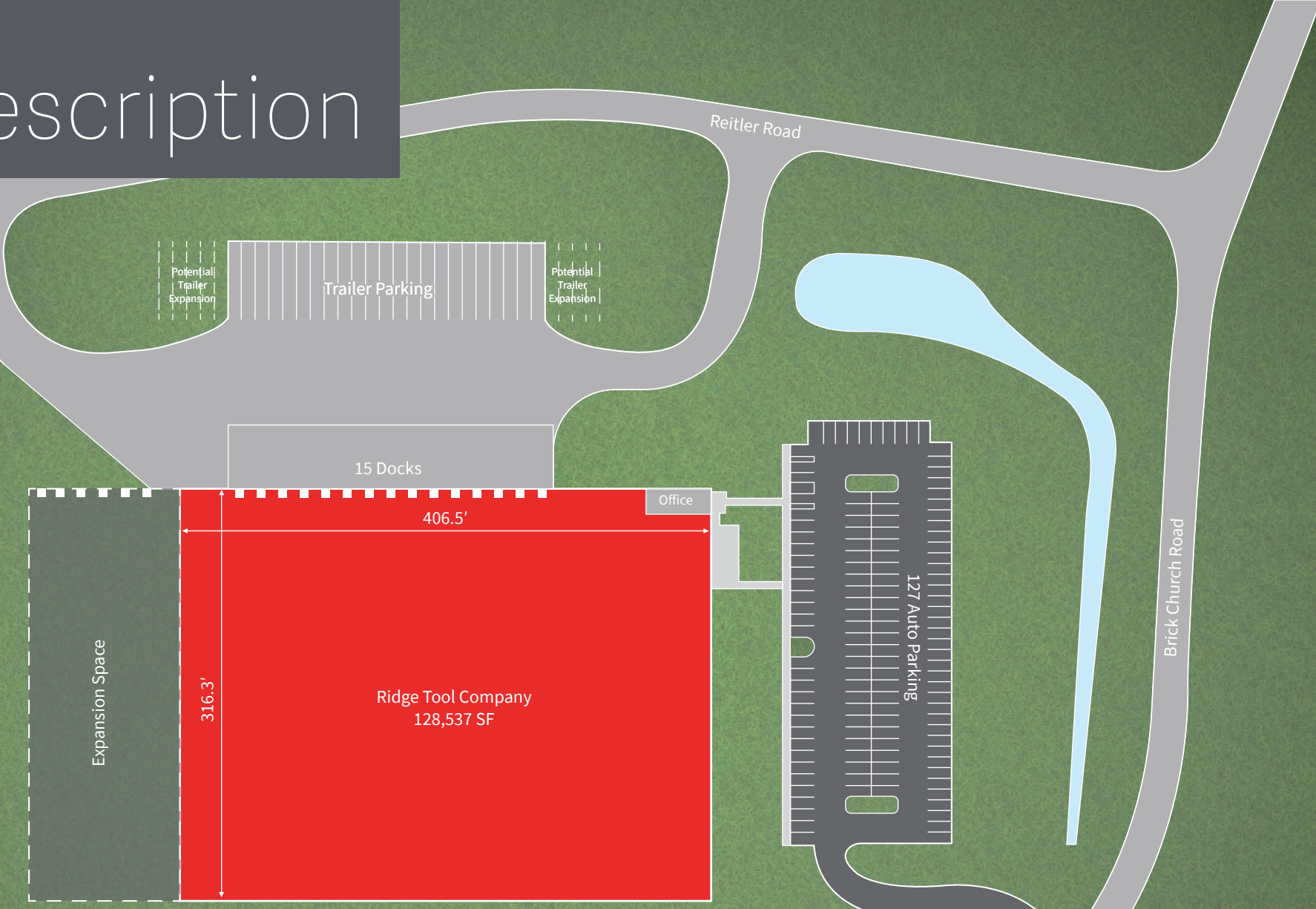
BRICK CHURCH RD

**9877**  
Brick Church Rd

REITLER RD

# Property Description

Location	
Address	9877 Brick Church Road
City, State	Cambridge, Ohio
County	Guernsey
Square Footage	
Building Size	128,537 SF
Office Size	4.7% / 6,041 SF
Property Features	
Site Size	16.59 AC
Year Built	2005
Clear Height	30'
Dock Doors	15
Auto Parking	127
Trailer Parking	21
Column Spacing	45' x 45'
Loading Type	Single Load
Max Building Depth	316'
Truck Court Depth	180'
Truck Court	Concrete
Power	Pad mounted transformer
Construction Overview	
Construction Type	Reinforced Concrete
Roof Construction	Single-Ply EPDM
Roof Installed	Original
Fire Protection	ESFR
Interior Lighting	Fixtures (flourescent) & high efficiency



## Investment Highlights

- Resilient Tenancy backed by Investment-Grade Credit
- Class A Institutional Quality Asset
- Strong Tenant Commitment Projected for Growth
- Access to Robust Transportation Infrastructure
- Advantageous Lease that Limits Ownership Exposure



## JLL Industrial Capital Markets

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## JLL Industrial Capital Markets

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