

NORTHEAST OHIO MANUFACTURING CENTER

INVESTMENT SUMMARY



100% LEASED

203,300 SQUARE FEET

8.9 YEARS WALT

CONNEAUT, OHIO



THE OFFERING

Jones Lang LaSalle (“JLL”), as exclusive advisor to Owner, is pleased to offer for sale the fee-simple interest in the Northeast Ohio Manufacturing Center, a 203,300 square foot industrial facility located in Conneaut, Ohio (the “Offering” or the “Property”). 100% leased to General Aluminum (Guarantor: Park Ohio Industries/NASDAQ: PKOH) and Independent Can on long-term Industrial Absolute Net Leases, the Offering presents investors with an extended, obligation-free cash flow stream. The Property’s tenancy has invested heavily within the Asset and has high bolt-down costs associated with the heavy, metalworking machinery it has installed. Both tenants capitalize on the Offering’s location (just 3.1 miles from I-90 access) in a region with a highly-skilled, low-cost blue-collar workforce. As industrial product nationally continues to price at or above replacement cost, the Northeast Ohio Manufacturing Center presents investors with an opportunity to acquire a highly functional Property with a long-term, obligation-free income stream at a basis well below the cost of new construction.

INVESTMENT HIGHLIGHTS

- Deeply Committed Manufacturing Tenancy
- Obligation-Free Cash Flow Stream
- Functional, Below-Replacement Cost Asset
- Ideal Composition for Submarket Demand

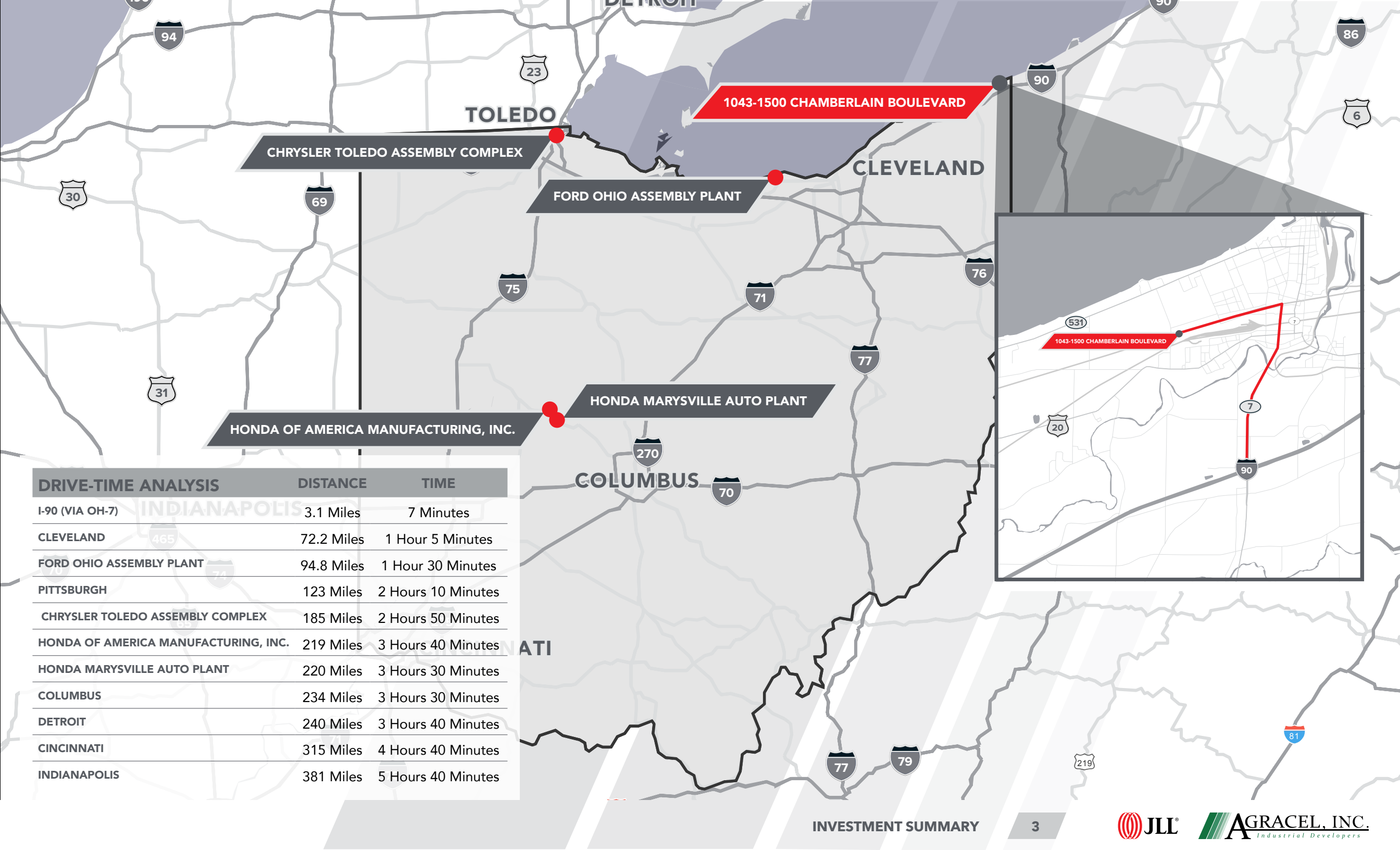


TRANSACTION SUMMARY

ADDRESS	1043-1500 Chamberlain Boulevard
CITY, STATE	Conneaut, OH
SQUARE FOOTAGE	203,300 SF
TENANTS	Two (2)
LEASE STRUCTURE	Absolute Net
WALT	8.9 Years
TENANT TENURE ¹	33.1 Years

¹: General Aluminum took occupancy some point in the 1980s. This calculation assumes that date was 1/1/85.

Note: WALT and Tenure are based on an Analysis Start of 1/1/2022



1043-1500 CHAMBERLAIN BOULEVARD

CHRYSLER TOLEDO ASSEMBLY COMPLEX

FORD OHIO ASSEMBLY PLANT

HONDA MARYSVILLE AUTO PLANT

HONDA OF AMERICA MANUFACTURING, INC.

1043-1500 CHAMBERLAIN BOULEVARD

DRIVE-TIME ANALYSIS

DISTANCE

TIME

I-90 (VIA OH-7)	3.1 Miles	7 Minutes
CLEVELAND	72.2 Miles	1 Hour 5 Minutes
FORD OHIO ASSEMBLY PLANT	94.8 Miles	1 Hour 30 Minutes
PITTSBURGH	123 Miles	2 Hours 10 Minutes
CHRYSLER TOLEDO ASSEMBLY COMPLEX	185 Miles	2 Hours 50 Minutes
HONDA OF AMERICA MANUFACTURING, INC.	219 Miles	3 Hours 40 Minutes
HONDA MARYSVILLE AUTO PLANT	220 Miles	3 Hours 30 Minutes
COLUMBUS	234 Miles	3 Hours 30 Minutes
DETROIT	240 Miles	3 Hours 40 Minutes
CINCINNATI	315 Miles	4 Hours 40 Minutes
INDIANAPOLIS	381 Miles	5 Hours 40 Minutes

Michigan Southern Railway



Parish Road

Chamberlain Road

- Dock Doors
- ▲ Drive-In Doors

While prior the ALTA Survey indicates the building is 204,916 SF, ownership considers the building 203,300 SF. The space is completely occupied and there is no leakage on the Absolute Net Leases.



TRANSACTION LEADS

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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.