



1217-1227 NORTON RD

Hudson, OH 44236

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EXCLUSIVELY LISTED BY



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OPPORTUNITY OVERVIEW

Located in the thriving business community of Hudson, Ohio, 1227 Norton Road offers a prime industrial warehouse space with significant flexibility. This 40,000 SF facility is divided into 8 individual units, each offering 5,000 SF of well-designed space suitable for a wide range of commercial and industrial uses.

The property provides an ideal layout for businesses looking for scalable options, with each unit featuring 14'-17' high ceilings, ample natural light, and easy access to major transportation routes. The building is well-suited for distribution, storage, light manufacturing, or any business requiring large, open spaces with convenient access for both trucks and personnel.

The current occupant, Ultimate Sack, is a leader in the bean bag manufacturing industry. Their preference is to lease-back all or portion of the property on a short-term basis. The amount of space taken, lease term, and rent amount is negotiable to suit the needs of prospective buyers. Please contact Broker for more information.



INVESTMENT SUMMARY



\$2,700,000
SALE PRICE



\$67.50
PRICE PER SF



1979/2021
YEAR BUILT/
RENOVATED



±2.09 AC
LOT SIZE



±40,000 SF
TOTAL SF

PROPERTY HIGHLIGHTS

- **Flexible Configuration** with 8 already-demised units of +/-5,000 SF per unit.
- **Flexible Leaseback Terms** provides buyers with cash flow immediately upon closing to offset expenses or aid in lease-up schedule.
- **Immediate Occupancy** available for users seeking 20,000 SF or less. The entire building can be made available within a year of closing.
- **Functional Asset** with heavy power, floor drains, and outsized loading capacity.
- **Well-maintained Property** with a 5,000 SF expansion & enlarged parking lot / truck court completed in 2021.
- **Strong Demographics** with Average Household Income metrics surpassing \$100,000/year on a one, three & five mile radius.
- **Prime location in Hudson** with excellent access to major highways, including Route 8 via the Seasons Rd interchange (1.5 miles).



PROPERTY SUMMARY

PROPERTY SUMMARY

ADDRESS 1217-1227 Norton Rd
Hudson, OH 44236

LOT SIZE ±2.09 AC

PPN 30-00542

YEAR BUILT/RENOVATED 1979/2023

TOTAL SF ±40,000

CLEAR HEIGHT 14'-17'

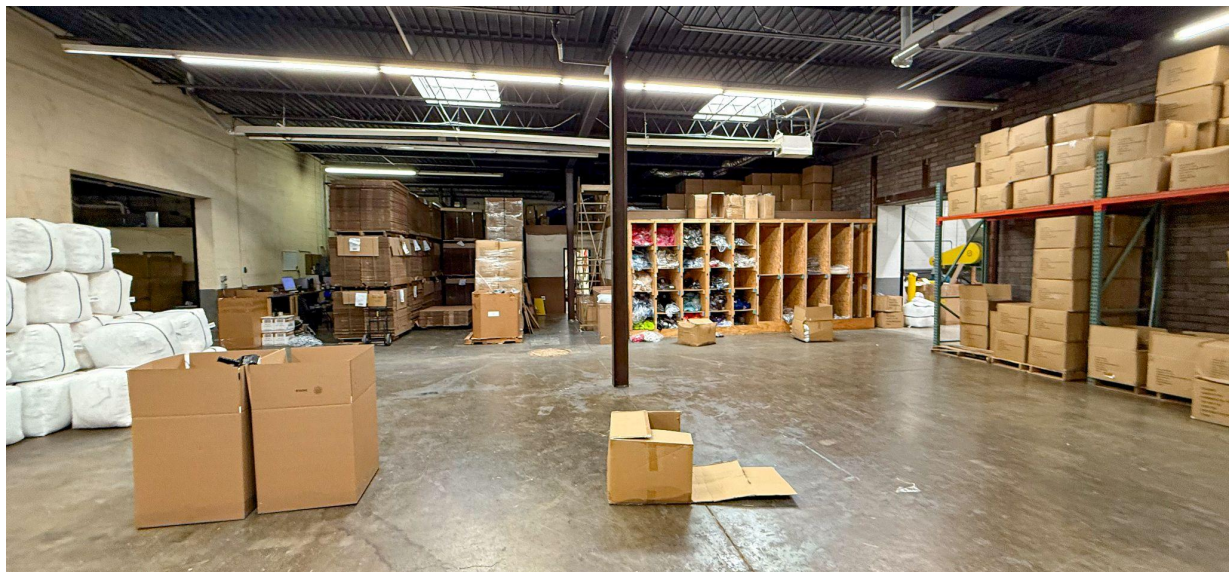
POWER 600A/480V 3 Phase

CONSTRUCTION Masonry

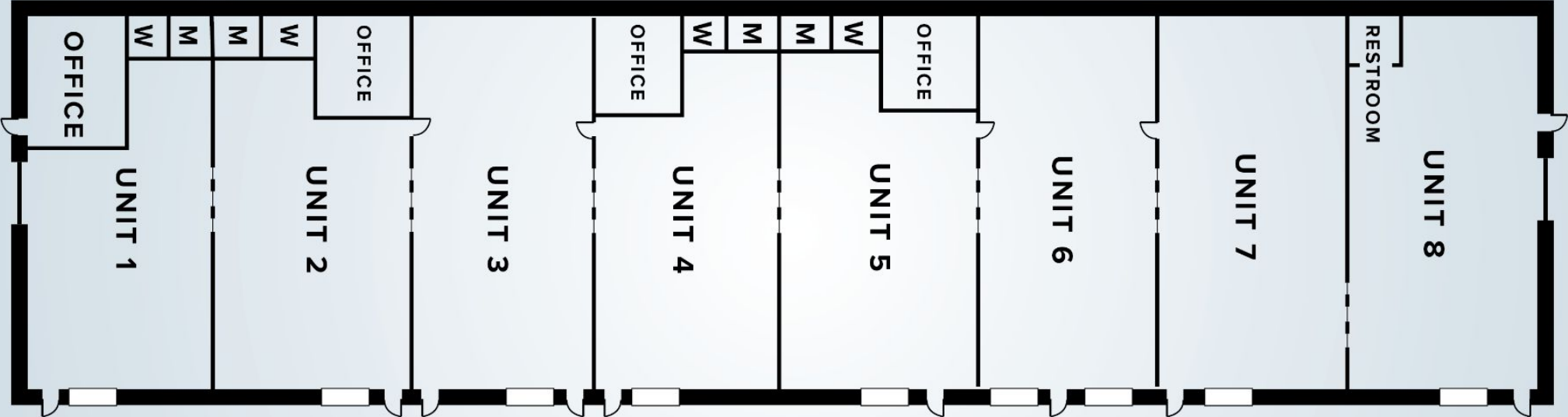
DOCK DOORS 10

DRIVE IN DOORS 2





FLOOR PLAN



SITE PLAN



CEIA USA
SKY ZONE TRAMPOLINE PARK
FORTECmedical
BOXOUT
 Empowering Health & Wellness

8

± 57,200 VPD

ACME Huntington **Jersey Mike's**
PetPeople **Panera**
KeyBank **PIZZA** **verizon** **McDonald's**
PAPA JOHN'S **Johnny's** **Great Clips**
SUBWAY **DINER**

91

STRETCHLAB **LOFT** **HEATHER'S**
TALBOTS **J.Jill** **HEAT & FLAVOR**
chico's **francesca's**
CYCLEBAR **mod.**
 PREMIUM INDOOR CYCLING



ACE **SHERWIN WILLIAMS**
Hardware

DISCOUNT **drug mart**
 Serving the Community Since 1969
 FOOD MARKET

CVS pharmacy

Firestone

NTW
 NATIONAL TIRE WHOLESALE
 DISTRIBUTION CENTER

SUBJECT PROPERTY

± 15,300 VPD

JOANN
 DISTRIBUTION CENTER

NORTON RD ± 11,100 VPD

Veritiv

giant eagle

americhem
 PERFORMANCE | SOLUTIONS | TRUST

THE HOME DEPOT
 DISTRIBUTION CENTER

+ CLEVELAND CLINIC AKRON GENERAL HEALTH & WELLNESS CENTER
 511 BEDS

STAYBRIDGE SUITES
Fairfield
 BY MARRIOTT

HUDSON, OH

OVERVIEW

Hudson, Ohio, is strategically located between Akron and Cleveland, providing significant advantages for industrial commercial real estate investments. The area has excellent access to major transportation routes, including State Routes 91, 8, and 303, as well as proximity to Interstate 80 and Interstate 271, allowing for efficient logistics and distribution.

The industrial real estate market in Hudson includes properties suited for manufacturing, warehousing, and distribution, with available spaces ranging from mid-sized facilities to larger sites exceeding 100,000 square feet. The region benefits from Akron's strong industrial market, which has seen record rental growth, indicating sustained demand for industrial space.

Hudson's zoning regulations support a variety of industrial uses, including office, retail, medical, research and development, and traditional industrial applications. Additionally, tax incentives for build-to-suit projects further enhance the area's appeal for industrial development. These factors make Hudson an attractive location for businesses and investors looking for industrial real estate opportunities.

DEMOGRAPHICS

POPULATION

1-MILE **3-MILE** **5-MILE**

Current Year Estimate 2,510 38,730 99,224

HOUSEHOLDS

1-MILE **3-MILE** **5-MILE**

Current Year Estimate 1,076 16,048 41,844

INCOME

1-MILE **3-MILE** **5-MILE**

Average Household Income \$103,007 \$149,245 \$138,370



CLEVELAND, OH MSA

OVERVIEW

Dubbed as the largest city on Lake Erie, Cleveland has an estimated population of 360,040 due to a substantial portion of the metropolitan population living outside of the central city. Serving as a port city, Cleveland grew as a major manufacturing center due to its seaway connection as well as numerous canal and railroad lines.

A blend of several cultures, the city is proud to have a public park system in which is the Cleveland Cultural Gardens. It is composed of 33 gardens, each representing a different ethnic group who has contributed to Cleveland's beauty. Today, each garden is regulated by people of its own ethnic group and aims to foster understanding between all people. The goal is to celebrate the multicultural diversity that makes Cleveland the world what it is today.

ECONOMY

Cleveland's economy heavily relies on healthcare, biomedicals, manufacturing, and higher education. The Cleveland Clinic is the biggest private employer in the state of Ohio and its medical sector was declared as one of America's best hospitals according to U.S. News & World Report.

Additionally, the city is one of the top recipients of investments for biotechnology research, which is led by the Cleveland Clinic, University Hospitals of Cleveland, and the Case Western Reserve University. Cleveland is also proud to be home to major corporate headquarters like Progressive, Nordstrom, Sherwin-Williams Company, and NACCO industries. Furthermore, the city seems to be transitioning towards a more health-tech based economy with technology becoming a growing sector.

CLEVELAND BUSINESS SECTORS

Cleveland provides a variety of services from small business paints and coatings to headquarters offices. The recent focus on growth and innovation combined with a strong push for economic development in Cleveland have been major forces in the rebounding of the Manufacturing Industry in Northeast Ohio; making it a renowned center for steel and metals production that accounts for a large portion of the overall national output.

#2 HOSPITAL IN THE COUNTRY

#4 IN MIDWEST FOR ATTRACTING BIOMEDICAL INVESTMENTS

+700 BIOMEDICAL COMPANIES IN THE AREA

+5,000 POSITIONS IN BIOTECH COMPANIES

\$243M IN NEW CAPITAL EXPENDITURES SINCE 2012

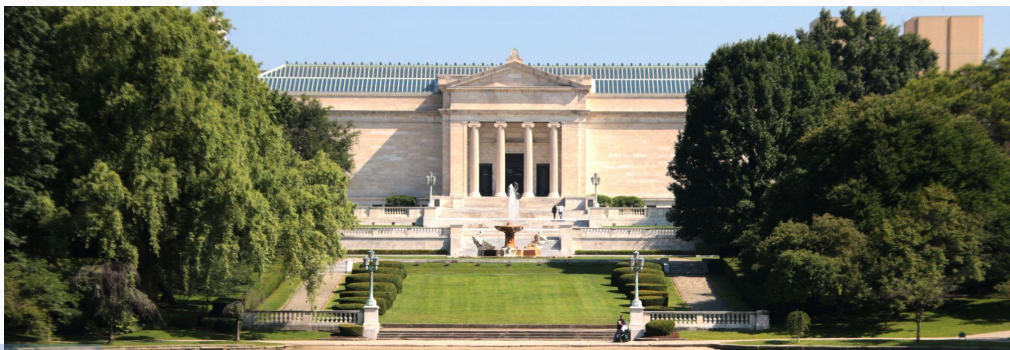
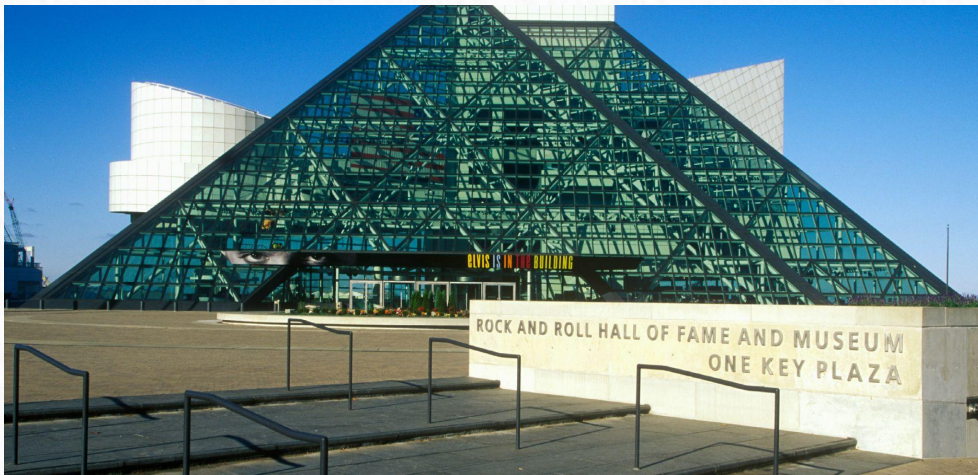
CLEVELAND CULTURE

Cleveland is often referred to as the birthplace of rock and roll. Today, Cleveland is home to the Rock and Roll Hall of Fame, full of musical archives and memorabilia, which pays homage to its rich musical scene. Catch a show at the second-largest theater district outside of Broadway, stroll the Rock & Roll Hall of Fame, or marvel at the masterpieces housed at The Cleveland Museum of Art. From Broadway productions at Playhouse Square to the sounds of one of the “Big Five” orchestras of the United States, the pulse of arts and culture in Cleveland is strong enough to rival any city.

With dozens of ethnic, arts, and street festivals taking place year-round, locals and visitors alike can experience enough music, food, and culture to feel like a seasoned traveler. The 11-day Cleveland International Film Festival screens more than 200 new independent films while the Cleveland Asian Festival features free performances, demonstrations, vendors, and restaurants.

DOWNTOWN CLEVELAND

Downtown Cleveland is a great place to live, work, play and travel in part because of the bustling nightlife and growing food scene. Through world-class theater, award-winning cuisine, diverse entertainment acts, and culturally rich history, there is always something new to try. A diverse portfolio of attractions and events continues to draw millions of residents and visitors into the urban core. Downtown Cleveland is home to 5 live entertainment venues, 3 professional sports stadiums, 19 theaters, and over a dozen annual festivals and parades.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This **Offering Memorandum** contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1217-1227 Norton Rd Hudson, OH 44236** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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