

FOR SALE



NNN Leased Investment Opportunity

Scott Hrabcak, SVP/Director Commercial Real Estate

NNN Leased Investment Opportunity

451 E. Coshocton Rd. Johnstown, Ohio 43031

OFFERING INFORMATION

- Free Standing Manufacturing Building
- NNN Lease
- Strong National Credit Tenant
- Long 160 Year Company History
- 10 Year 100% Tax Abatement on New 75,000 Sq. Ft. Improvements
- Minutes from new Intel Fab Site in Johnstown, Ohio.

IMPROVEMENTS

- Approximately 125,000 (+-) Sq. Ft.
- New 75,000 (+-) Sq. Ft. Addition
- 13.02 (+-) Acres

PRICING

- \$12,600,000.00
- 7.11 CAP Annual Increases



Scott Hrabcak ScottHrabcak@HannaCRE.com PH: 614.906.2225



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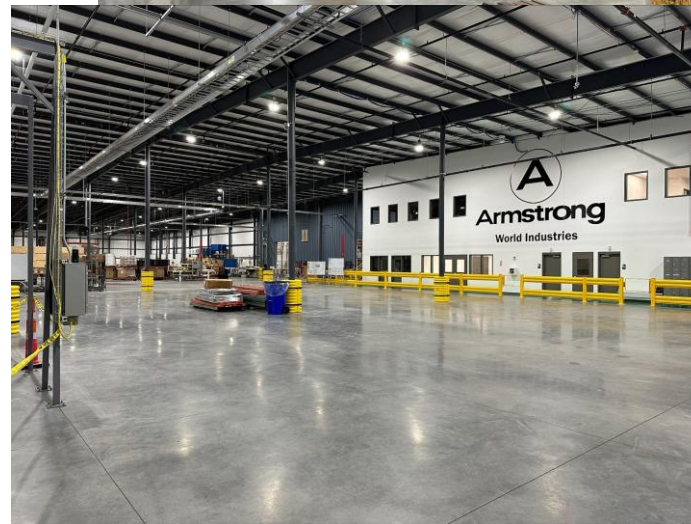
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