



RESEARCH LABORATORY PROPERTY IN VALLEY VIEW

7650 HUB PARKWAY
CLEVELAND [VALLEY VIEW], OH 44125

Victor S. Voinovich Sr.
Managing Director
888.236.1435
voinovichv@svn.com



1 PROPERTY INFORMATION

7650 Hub Parkway
Cleveland [Valley View], OH 44125

Executive Summary



OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	2.0 Acres
Year Built:	1979
Building Size:	12,500
Renovated:	2007
Zoning:	Industrial
Market:	South
Price / SF:	\$63.60

PROPERTY OVERVIEW

12,500 sq. ft. Research Lab with Wet-Lab capability, formerly occupied by Sherwin Williams R&D group. Immediately available. Many first-class amenities including hoods, vents, engineered air make-up system, compressed air, completely air conditioned, Di water, and much more.

SEE VIRTUAL TOUR AT:

<https://my.matterport.com/show/?m=ZMTEJm9Hgkx;>

SEE DRONE PHOTOS AT:

<http://www.tycheltd.com/7650HubParkway/>

PROPERTY HIGHLIGHTS

- Fully Equipped Wet Lab in quiet Business Park setting; close to interstates
- 12,500 sq. ft. with 15% office; can be expanded; on two acres
- Can be divided for Incubator for new product development or multi-company start-ups
- Close proximity to colleges & universities and Cleveland's medical complex
- 12 individually vented hoods throughout

Property Description



PROPERTY OVERVIEW

12,500 sq. ft. Research Lab with Wet-Lab capability, formerly occupied by Sherwin Williams R&D group. Immediately available. Many first-class amenities including hoods, vents, engineered air make-up system, compressed air, completely air conditioned, Di water, and much more.

SEE VIRTUAL TOUR AT:

<https://my.matterport.com/show/?m=ZMTEJm9Hgkx;>

SEE DRONE PHOTOS AT:

<http://www.tycheltd.com/7650HubParkway/>

LOCATION OVERVIEW

Located off Alexander Rd on a U-Shaped industrial park made up mostly one-story flex and warehouse buildings. Easy access to I 77 to the west and I 271 to the East (about 3 miles from each). In close proximity to the Cuyahoga Valley National Park.

Within half hour drive from:

Case Western Reserve University

Cleveland State University

University of Akron

John Carrol University

Ursuline College

Notre Dame College

Baldwin Wallace College

Property Details

SALE PRICE

\$795,000

LOCATION INFORMATION

Building Name	Research Laboratory Property in Valley View
Street Address	7650 Hub Parkway
City, State, Zip	Cleveland (Valley View), OH 44125
County/Township	Cuyahoga
Market	South
Cross Streets	Alexander Rd

BUILDING INFORMATION

Building Size	12,500 SF
Ceiling Height	12 - 12 ft
Number Of Floors	1
Average Floor Size	12,500 SF
Year Built	1979
Last Renovated	2007
Load Factor	Yes
Free Standing	No

PROPERTY DETAILS

Property Type	Research Laboratory
Property Subtype	Research & Development
Zoning	Industrial
Lot Size	2 Acres
APN#	573-19-005

Complete Highlights

SALE HIGHLIGHTS

- Fully Equipped Wet Lab in quiet Business Park setting; close to interstates
- 12,500 sq. ft. with 15% office; can be expanded; on two acres
- Can be divided for Incubator for new product development or multi-company start-ups
- 12 individually vented hoods throughout
- 42 car parking
- Heavy power
- Dock-high loading dock



Additional Property Features

12' wide x 8' high stainless steel paint booth with filters and exhaust

Lab benches have acid resistant tops and some have sinks

Engineered Air Make-up system

Labs are equipped with compressed air, Di Water (Reverse Osmosis Water) and most with Argon lines

Fully air-conditioned

Lab rooms can be secured for sub-leased tenant or multi-tenant use

Wet sprinklered throughout

Safety showers in all lab areas

Common Lunch/Break Room

Men and Women's bathrooms for both labs and offices

New Brivo Security System protected by ADT

Electrical Distribution:

- 600 Volts 600 Amp Service

- 208/120V Panel with 225 Amp service

- 208/120V Panel with 100 Amp service

- 408 Volt Distribution Panel

- 30 KVA Transformer

- 75 KVA Transformer

Additional Photos



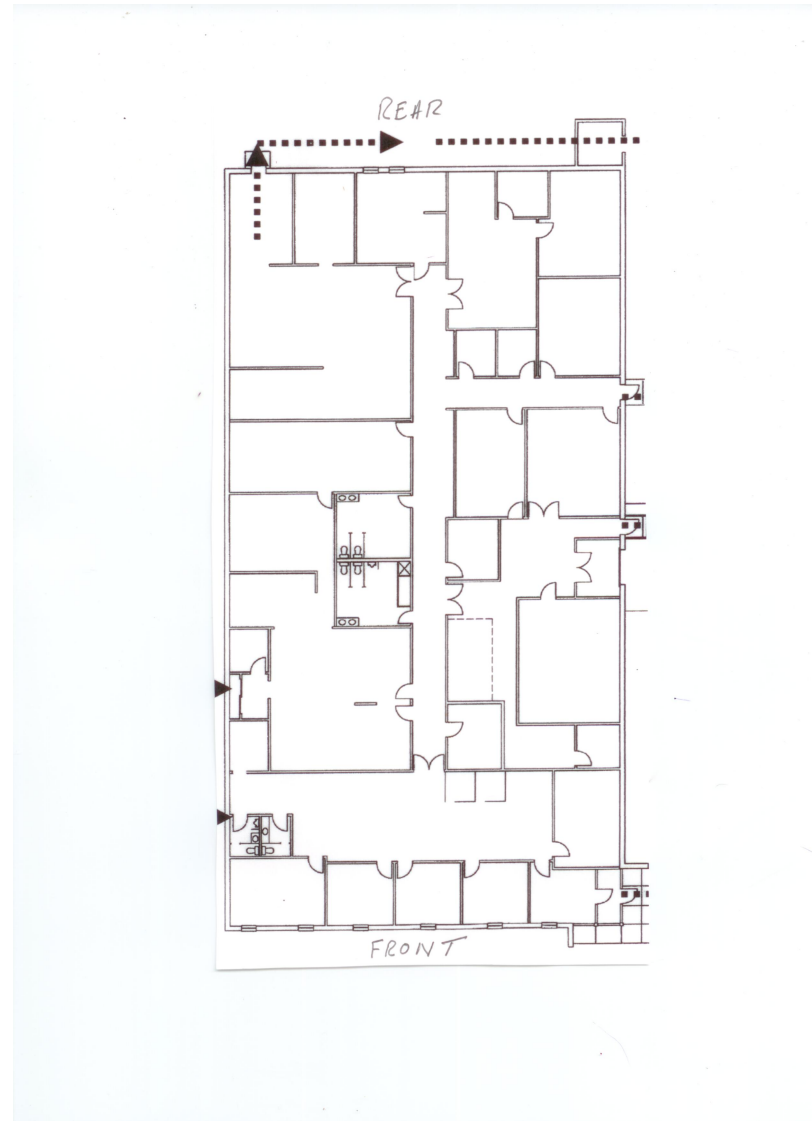
Additional Photos



Additional Photos



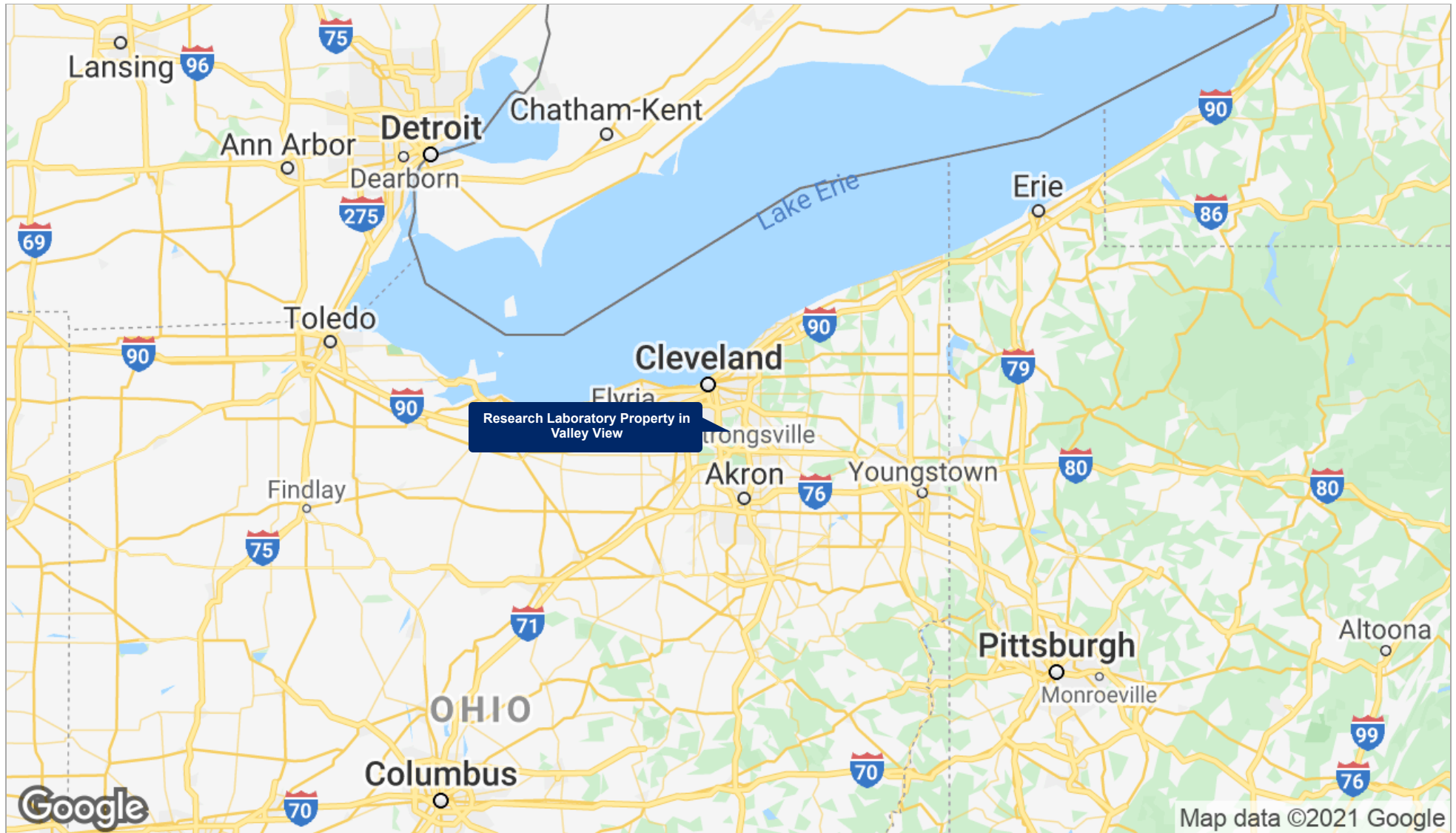
Floor Plans



2 LOCATION INFORMATION

7650 Hub Parkway
Cleveland [Valley View], OH 44125

Regional Map



Regional Map



Location Maps



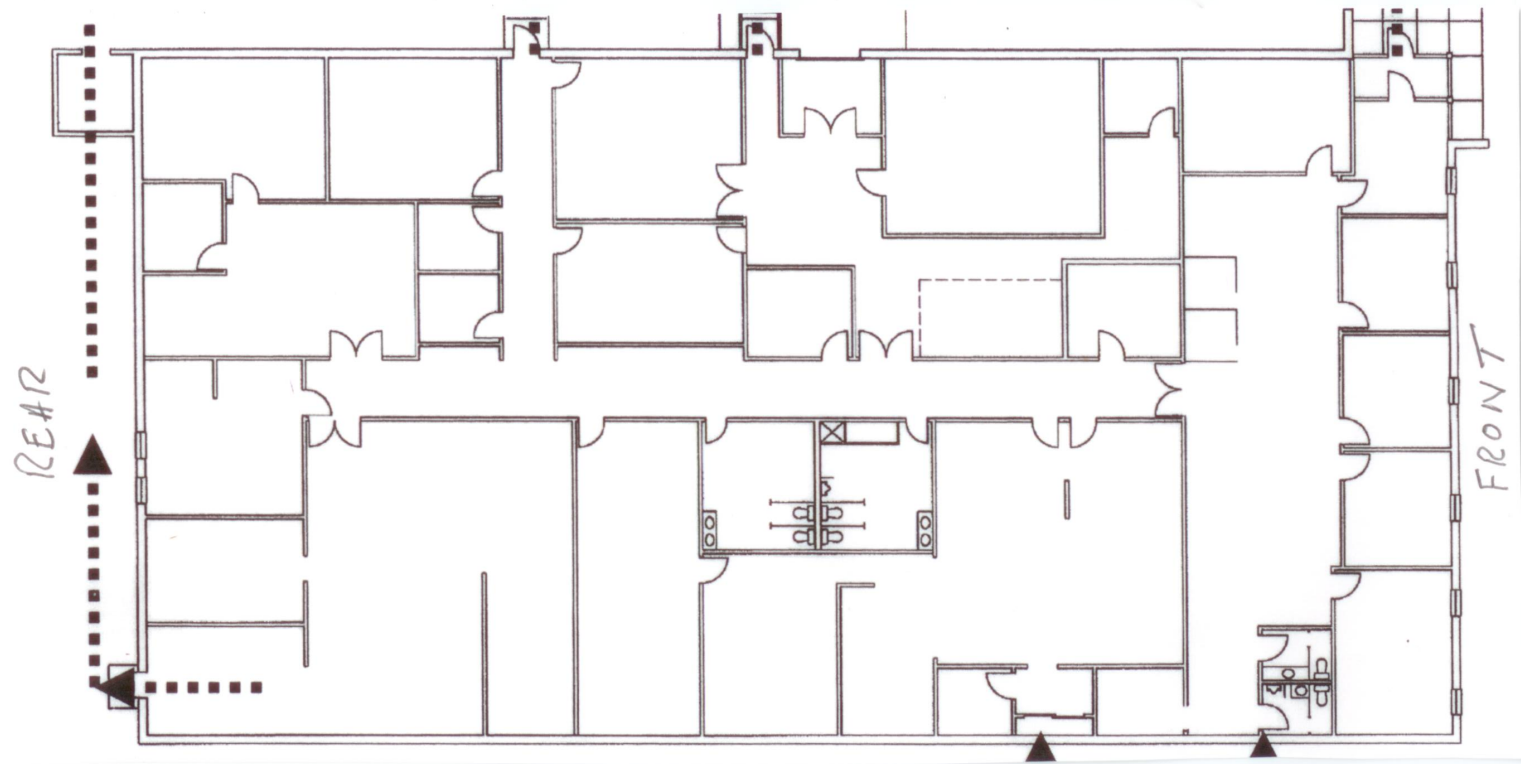
Aerial Map



Site Plan



Floor Plans



3

DEMOGRAPHICS

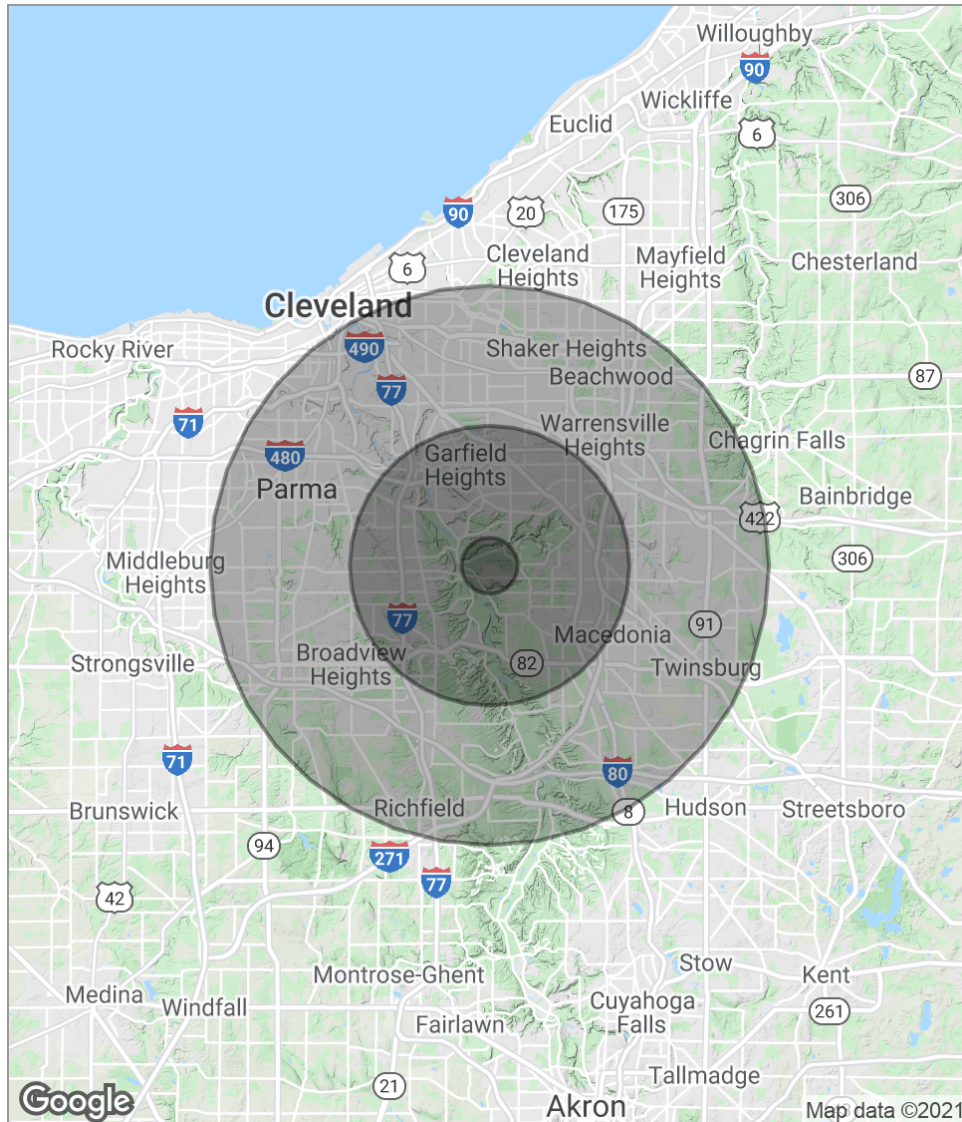
7650 Hub Parkway
Cleveland [Valley View], OH 44125

Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	1,187	117,949	632,152
Median age	48.0	42.0	39.8
Median age (Male)	46.9	40.2	37.4
Median age (Female)	49.3	43.3	41.4
Total households	443	48,513	254,082
Total persons per HH	2.7	2.4	2.5
Average HH income	\$85,634	\$62,963	\$62,393
Average house value	\$220,317	\$166,527	\$180,111

** Demographic data derived from 2010 US Census*

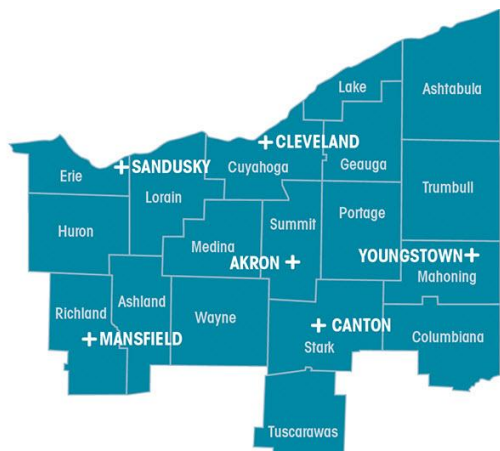
Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,187	117,949	632,152
Median age	48.0	42.0	39.8
Median age [Male]	46.9	40.2	37.4
Median age [Female]	49.3	43.3	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	443	48,513	254,082
# of persons per HH	2.7	2.4	2.5
Average HH income	\$85,634	\$62,963	\$62,393
Average house value	\$220,317	\$166,527	\$180,111

** Demographic data derived from 2010 US Census*

Northeast Ohio



WHY NORTHEAST OHIO REGION

With a \$226 billion economy, 4 million residents and 2 million workers, the 18 County Cleveland Region is globally recognized for its skilled workforce, low cost of doing business, corporate-friendly tax structure, logistics infrastructure and exceptional quality of life. Centrally located between New York City, Chicago and Toronto, the region allows for quick market access to more than half of North America.

The Northeast Ohio region is anchored by Greater Cleveland and ranks as the 12th largest region in the United States with more than 4.1 million residents. Historically known as the heart of the rust belt, the Northeast Ohio economy has become highly diverse and no longer reliant on the steel and automotive sectors. While still heavily based on manufacturing, other sectors such as health care, science and engineering, biotechnology and biomedical and education have flourished throughout the region.

Cleveland ranks highly among U.S. markets in the number of company headquarters and FORTUNE 500 and FORTUNE 1000 companies. Additionally, a significant number of overseas companies have significant U.S. operation centers in Northeast Ohio. Further, over 30 institutions of higher learning are located in Northeast Ohio with over 27,000 college graduates per year.

Significant Headquarter Presence

The Cleveland region also boasts the fourth-heaviest concentration of headquarters employment- 38 percent higher than the national average. Proportionately, the region outpaces much larger markets, including Chicago, Atlanta, New York and Los Angeles. In fact, headquarters employment in Northeast Ohio has grown nearly 150 percent from 1990 to 2013, while U.S. headquarters employment has increased only 22 percent. Specifically, Northeast Ohio headquarters employment has grown from 19,000 employees in 1990 to nearly 49,000 in 2013.

Major Industries

Advanced Energy
Advanced Manufacturing
Advanced Materials
Aerospace
Automotive
Biomedical
Food Processing
Financial Services
Instruments and Controls
Mechanical Engineering
Medical Devices
Oil and Gas
Professional Services

Northeast Ohio

These headquarters locations are supported by a world-class professional services cluster of leading financial, legal and insurance firms. Successful businesses need the support of top-tier professional services, such as accounting, legal and marketing. As such the Cleveland region is home to the one of the world's largest financial sectors and one of the nation's largest legal communities:

FORTUNE 500 & 1000 Companies

Aleris	KeyCorp
American Greetings Corporation	Lincoln Electric Holdings, Inc.
Applied Industrial Technologies	Lubrizol Corporation
Cliffs Natural Resources	Medical Mutual
Diebold, Inc.	Nacco Industries
Eaton Corporation	Parker Hannifin Corporation
Ferro Corporation	Polyone
First Energy Corporation	Progressive Casualty Insurance Co.
Goodyear Tire & Rubber Company	The Sherwin-Williams Co.
Invacare Corporation	The Timken Company
Joann Stores Inc.	Travel Centers of America
The J.M. Smucker Company	RPM International

- Seven of the regions law firms employing 100 or more attorneys – such as Jones Day and Squire Patton Boggs – have five or more offices across the globe.
- The Cleveland region is home to major banks such as KeyCorp (Cleveland) and the headquarters of the Fourth Federal Reserve District, one of twelve regional Reserve Banks in the Federal Reserve System.
- With approximately 58,000 workers, Northeast Ohio employs more individuals in the financial services industry than any other Ohio region.

Source: Economy.com, Cleveland State University JobsOhio Report, March 2013

4 ADVISOR BIOS

7650 Hub Parkway
Cleveland [Valley View], OH 44125

Advisor Bio & Contact 1

VICTOR S. VOINOVICH SR.

Managing Director



308 Eagleton Ct. #200
Cleveland, OH 44056
T 888.236.1435
C 216.235.2588
voinovichv@svn.com
OH #BRK0000264083

PROFESSIONAL BACKGROUND

Victor S. Voinovich, Sr., Managing Director of SVN/ First Place Commercial Realty, LLC, is headquartered in Cleveland, Ohio. He has listed and sold or leased properties in locations throughout Ohio and in multiple states throughout the United States. These properties include office, industrial and medical buildings, shopping centers, sale-leasebacks, multi-family, hotels, and vacant land as well as buyer and tenant representation assignments in each of these product types.

Throughout his career, Vic has spent his time in multiple civic, religious, political, and entrepreneurial endeavors. These diverse experiences have allowed Vic to be more aware of and sensitive to the challenges and opportunities of his clients.

Having spent over 30 years in the transaction side of commercial real estate business, Vic is familiar with all aspects of underwriting, marketing, and negotiating a commercial real estate transaction smoothly through the closing process. With prior experience as a CPA, Vic is knowledgeable about the tax and financial ramifications associated with commercial real estate. He communicates extensively with his clients providing frequent written and verbal reports on all marketing and transaction activities. He strives to establish long-term relationships with his clients by working to form partnerships that are advantageous to all parties.

What sets Vic apart from his competitors is how broadly he markets a property, never assuming to know all the buyers and always looking for additional value in his listings. He has found, more often than not, the highest prices seem to come from unknown buyers. Within 48 hours of listing a property, his listings are posted on multiple websites, exposing them to several million subscribers. Vic proactively co-brokers his listings by broadcasting the availability to thousands of real estate agents. He adheres to his franchise agreement with SVN requiring that he share 50% of the brokerage commission with cooperating brokers. A study done by Real Capital Analytics has documented that co-brokered real estate transactions generate 9.6% higher sale prices.

Vic has earned a BBA and MBA from the Weatherhead School of Business of Case Western Reserve University and lives in Northeast Ohio with the love of his life, Pat.