

NORTHEAST OHIO MONTHLY REVIEW

September 2020 | Coyne Report



THE MARKET'S TOP SALES & LEASES OF THE MONTH

Even in the time of COVID-19, the northeast Ohio market moves fast - faster than our weekly report can keep up with. Below, find the largest completed deals in the market from the past month. Deals highlighted in yellow are NKF involved deals.

SALES							
Property Address	Type	Sale Price	Property SF	Price/SF	Date	Buyer Company	Seller Company
7350 Palisades Pky., Mentor	OFF	\$725,000⁽⁰⁾	26,000	\$ 27.88	9/1	Bedford Auto Properties	Eureka Properties Llc Ep
15535 S State St., Middlefield	IND	\$44,230,000⁽¹⁾	853,409	\$ 51.83	9/2	Agnl Pantry LLC	Cabinetworks Grp Middlefield L
16052 Industrial Pky., Middlefield	IND	\$11,200,000⁽¹⁾	300,000	\$ 37.33	9/2	Agnl Pantry LLC	Cabinetworks Grp Middlefield L
4304 Maple St., Perry	IND	\$250,000⁽¹⁾	24,372	\$ 10.26	9/2	Tcap Holding Llc	Gosol Llc
21337-21339 Drake Rd., Strongsville	Flex	\$1,500,000⁽¹⁾	32,737	\$ 45.82	9/10	MedWaste Ohio	Fred and Matt Realty, Ltd
6250 Camp Industrial Rd., Solon	IND	\$4,900,000⁽⁰⁾	163,561	\$ 29.96	9/11	BADA Propertties LLC	S S P Realty Co
14615 Lorain Ave., Cleveland	IND	\$495,000 ⁽¹⁾	40,000	\$ 12.38	9/15	Krush 103 LLC	Imp Partners Llc
7017 Pearl Rd., Middleburg Heights	OFF	\$495,000 ⁽¹⁾	10,200	\$ 48.53	9/15	Rocket Structures LLC	Sunnyside Realty
12710 Corporate Dr., Parma	IND	\$n/a ⁽⁰⁾	11,995	N/A	9/16		The Progressive Corporation
422 S Green Rd., South Euclid	IND	\$315,000 ⁽¹⁾	10,270	\$ 30.67	9/22		422 South Green LLC
4885 Neo Pky., Cleveland	IND	\$499,500 ⁽¹⁾	11,060	\$ 45.16	9/23	DEMM Property Group	Hgd Llc
733 Weber Dr., Wadsworth	IND	\$420,200⁽⁰⁾	18,000	\$ 23.34	9/28	Weber Drive Properties	Precision Aluminum Inc
8601 Independence Pky., Twinsburg	IND	\$27,800,000⁽¹⁾	276,000	\$ 100.72	9/30	STAG Industrial	Scannell Properties

*⁽⁰⁾ = Owner/User Sale
⁽¹⁾ = Investment Sale

*Sale Prices in bold are confirmed, final numbers

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LEASES

Property Address	Property Type	Lease Type	SF Leased	Date	Tenant	Landlord
5440 Naiman Pky., Solon	Industrial	Direct	175,167	9/1	Best Buy	Naiman Richmond Rd Properties
30333 Emerald Valley Pkwy., Solon	Industrial	Extension	120,000	9/1	Stride Tool	First Industrial Realty Trust, Inc.
9536 Broadview Rd., Broadview Hts.	Office	Direct	9,000	9/4		Julian Colonna
5905 Grant Ave., Cleveland	Industrial	Direct	58,000	9/4	Scott Electric	Weston, Inc.
11415 Brookpark Rd., Cleveland	Flex	Direct	7,220	9/10		United Garage Zone Cab Garage
7535-7735 Granger Rd., Valley View	Industrial	Direct	7,737	9/10		Canal Center Properties
8059 Lewis Rd., Berea	Industrial	Direct	5,500	9/19	Ultimate Sports	Leehi Partnership
1366 Commerce Dr., Stow	Industrial	Direct	216,000	9/20	D&S Distribution	Raith Capital
5725-5891 Smith Rd., Brook Park	Office	Direct	8,550	9/24		Glimcher Group, Inc.
5480 Cloverleaf Pky., Valley View	Flex	Direct	10,000	9/30		Lombardo Investments LLC
12875 Corporate Dr., Parma	Industrial	Direct	19,428	9/30		Arcapita Inc.



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