



PEPCO (SONEPAR)

501 Phillips Avenue - Toledo, OH 43612

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 24,378 SF Pepco (Sonepar) Facility Located at 501 Phillips Avenue in Toledo, OH. This is a Rare Opportunity to Acquire a Well-Located Single-Tenant Industrial Asset With a Best-in-Class Tenant at an Attractive 8.00% Cap Rate. Pepco is Backed By Sonepar, an International Electrical Supply and Wholesaler With Over 490 Locations Located Throughout the United States.

Sale Price

\$2,850,000

OFFERING SUMMARY

Cap Rate:	8.00%
NOI:	\$228,000
Price / SF:	\$116.91
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	501 Phillips Ave
City, State, Zip:	Toledo, OH 43612
County:	Lucas County
Building Size:	24,378 SF
Lot Size:	2.5 Acres
Year Built:	1965



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Desirable Credit Profile - Professional Electric Products Company (PEPCO) is a Subsidiary and Affiliate Brand of Parent Company, Sonepar USA; Sonepar USA Has a Network of Over 490 Branches in North America and Does Over \$13 Billion in Sales Annually
- Highly Accessible Site - This Property Provides Easy Access to Both U.S. Route 24 and I-75, Making This Site Easily Accessible to the Entire Toledo Market
- Operational History - PEPCO Has Been Operating Out of This Location Since 2001, Showing a Continued and Long-Term Commitment to the Site and Market
- Desirable IOS Asset Class - The Excess Yard Space at This Location Allows For Industrial Outdoor Storage (IOS), Which is One of the Most Sought-After Asset Classes in Today's Market



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

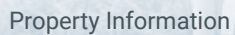
LEASE ABSTRACT

Tenant:	Pepco (Sonepar)
Premises:	24,378 SF
Base Rent:	\$228,000
Rent Per SF:	\$9.35
Lease Commencement:	05/01/2013
Lease Expiration:	03/31/2027
Lease Term:	2 Years Remaining
Renewal Options:	2 x 5 Year Options
Rent Increases:	Lessor of CPI or 5% at Each Option
Lease Type:	Double Net (NN)
Use:	Industrial
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Landlord's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION



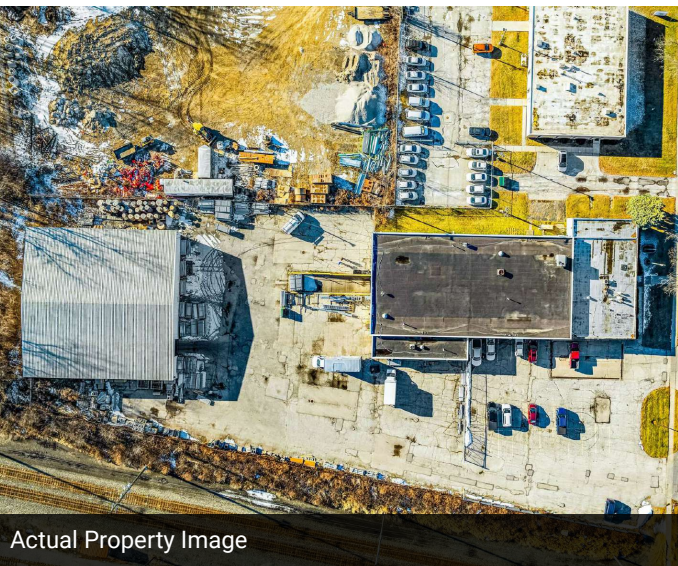
PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP



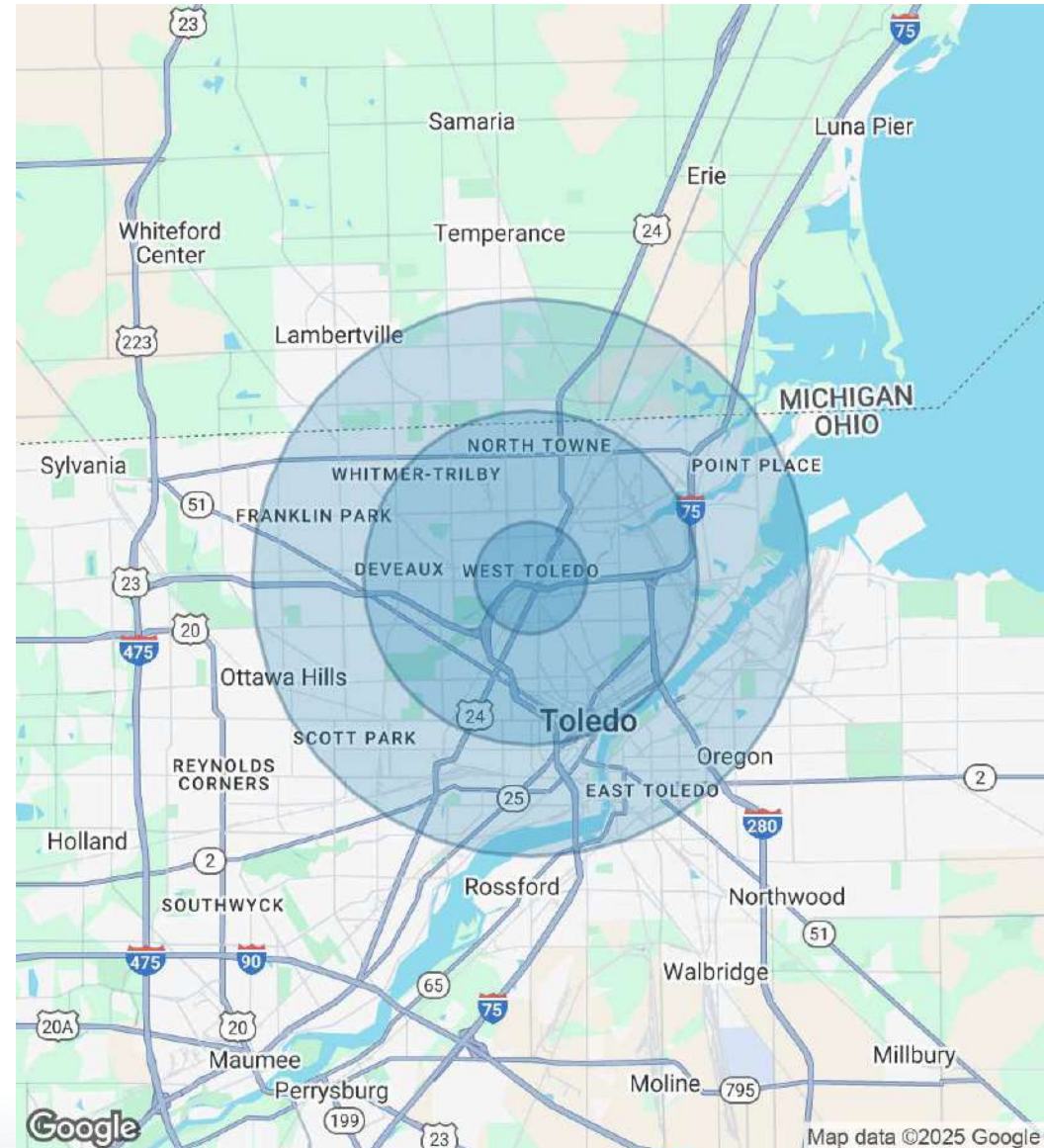
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,904	101,884	229,535
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,515	44,167	96,140
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$54,915	\$56,333	\$65,045
Average House Value	\$108,772	\$114,287	\$138,237

TRAFFIC COUNTS

1-75	79,795 VPD
N Detroit Avenue	12,729 VPD
Berdan Avenue	14,459 VPD
Sylvania Avenue	16,002 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Toledo, OH



ProMedica Toledo Hospital

TOLEDO, OH

Toledo is a city located in northwestern Ohio just south of the Michigan border. Situated on the western end of Lake Erie, the city serves as the county seat of Lucas County. Toledo is located near the intersection of three major Interstate highways: I-80, I-90 and I-75. The city is home to the University of Toledo, one of the state's largest institutes of higher learning. Toledo, the fourth largest city in Ohio is approximately 150 miles north of Columbus, 120 miles west of Cleveland, and 50 miles south of Detroit, Michigan. The City of Toledo is the 4th largest city in Ohio with a population of 266,454 as of July 1, 2024.

Toledo, OH, has a diverse economy driven by several key sectors, including manufacturing, healthcare, education, and logistics. Historically, the city has been known for its glass production and automotive manufacturing, earning it the nickname "The Glass City." The automotive industry remains a vital part of Toledo's economy, with companies like General Motors and Jeep maintaining a strong presence. The glass industry, led by companies like Owens Corning and Libbey Glass, also continues to be a key economic driver. The healthcare sector is a significant contributor, with major institutions like ProMedica and Mercy Health providing employment and driving economic growth. The University of Toledo Medical Center also plays a role in medical research and healthcare services. Higher education is an important sector, with the University of Toledo and other local institutions contributing to the economy through research, innovation, and workforce development. Toledo has invested in solar energy and alternative energy projects, partly due to its legacy in the glass industry, which has expanded into solar panel manufacturing.

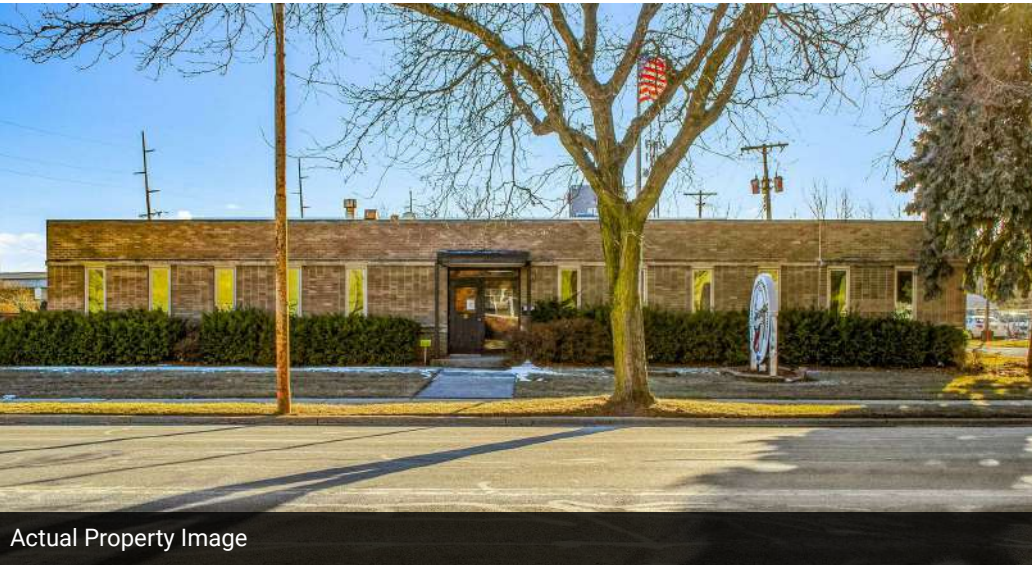
Numerous cultural and recreational opportunities are available in Toledo. The world-renowned Toledo Museum of Art is home to the nationally recognized Glass Pavilion, a beautiful structure housing a priceless collection of glass art. The Toledo Zoo is nationally recognized as one of the most comprehensive in the nation and is home to the first hippoquarium. Imagination Station is a science museum whose exhibits allow a hands-on approach to learning and entertainment. Music fans in the city have a wide variety of options to enjoy, including the Toledo Opera, the Toledo Symphony and the Toledo Ballet. Toledo's Valentine Theatre is over a century old and serves as one of the main components in the city's downtown revitalization. Outdoor recreation can be found in any of the more than 100 parks owned and operated by the city. Fishing and boating are plentiful on both the Maumee River, which flows through Toledo, and on Lake Erie.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE - PEPCO



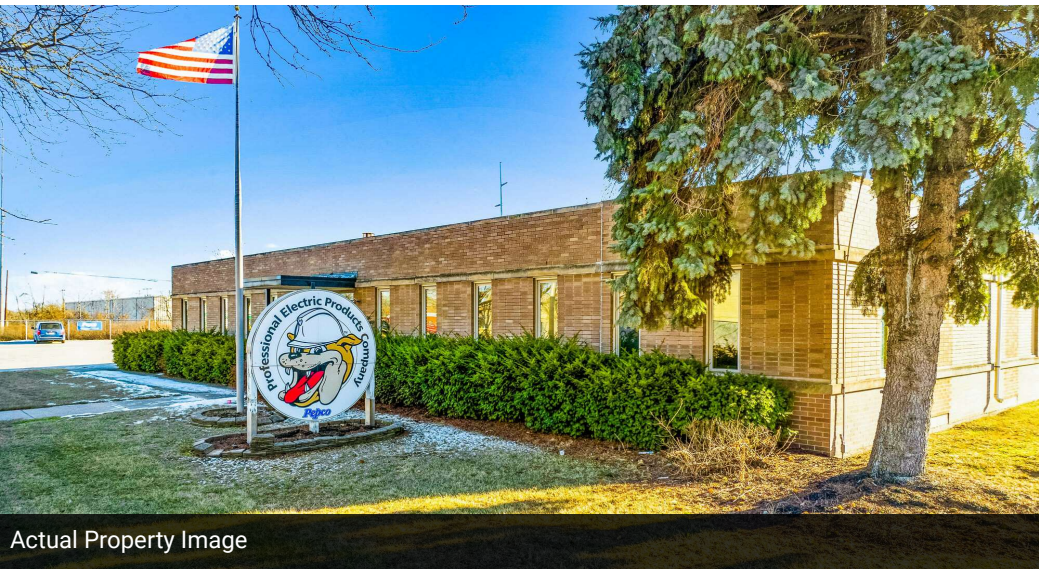
TENANT OVERVIEW

Company:	Subsidiary
Founded:	1968
Location:	7
Headquarters:	Eastlake, OH
Website:	pepconet.com

PEPCO (SONEPAR)

Pepco, a premier electrical solutions distributor and packager, meets the needs of its customers by providing them with a full line of quality products, support personnel, and expert services. We offer complete solutions for all of our customers' electrical needs. Our service-oriented professionals and engineers are equipped to create customized solutions designed to meet our clients' individual demands. We are fully committed to supporting our clients at every level of their business, through any stage of any project. From design and support, to successful implementation, we are committed to your business's success. With thousands of products from over 200 of the industry's top manufacturers; we are your complete source for electrical solutions.

TENANT PROFILE - SONEPAR



TENANT OVERVIEW	
Company:	Private
Founded:	1998
Locations:	490
Headquarters:	North Charleston, SC
Website:	soneparusa.com

SONEPAR, USA

Sonepar USA is a leading B-to-B distributor of electrical, industrial, and safety products and related solutions, with over 490 locations across the United States. As an independent family-owned company, Sonepar USA is part of the global Sonepar Group, which operates in 40 countries through a network of 80 brands. The Group is committed to providing a fully digitalized and synchronized omnichannel experience to all customers. In 2024, Sonepar USA expanded its presence in North America by completing seven acquisitions, adding over \$2 billion in additional revenue.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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