



6111 Carey Drive



10055 Sweet Valley



10111 Sweet Valley



10221 Sweet Valley

# Sweet Valley Portfolio

## Valley View, Ohio 44125

- Extremely well maintained 155,707 SF multi-tenant Flex Industrial investment opportunity located in Valley View minutes from I-77/ I-480 and Downtown Cleveland
- Current ownership has consistently reinvested and updated the property, focusing on key capital expenditures like HVAC, lighting, parking lots, and roofs
- Supported by a broad and creditworthy tenant mix, ensuring dependable income and long-term stability

**Sale Price: \$10,899,490 (\$70/SF)**

*\*Contact broker for NDA and full offering information*

## Quick Stats

Portfolio Size	155,707 SF Total
	30,000 SF (6111)   45,787 SF (10055) 24,000 SF (10111)   55,920 SF (10221)
Year Built	1987 (6111), 1991 (10055), 1989 (10111), 1997 (10221)
Parcel #'s	571-22-013, 571-22-018, 571-22-014, 571-23-003
Land	12.11 AC
Clear Height	~18' Clear

# Financials

## Rent Roll

Building	Total SF	Annual Lease Rate	Lease Rate Per Month	Lease Rate PSF/Year	NNN/CAM Annual Reimbursement	NNN/CAM Reimbursement/SF	Lease Type	
10221 Sweet Valley	41320	\$268,580.04	\$22,381.67	\$6.50	\$24,620.40	\$0.60	MG	
10221 Sweet Valley	7475	\$47,700.00	\$3,975.00	\$6.38	\$4,002.06	\$0.54	MG	
10221 Sweet Valley	7125	\$53,250.00	\$4,437.50	\$7.47	\$13,222.46	\$2.09	NNN	Using Asking Rates   Vacant
6111 Carey Drive	6000	\$60,000.00	\$5,000.00	\$10.00	\$208.63	\$0.03	MG	
6111 Carey Drive	9600	\$66,000.00	\$5,500.00	\$6.88	\$5,501.36	\$0.57	MG	
6111 Carey Drive	4800	\$38,400.00	\$3,200.00	\$8.00	\$3,830.16	\$0.80	MG	
6111 Carey Drive	4800	\$28,800.00	\$2,400.00	\$6.00	\$3,988.13	\$0.83	MG	
6111 Carey Drive	4800	\$31,500.00	\$2,625.00	\$6.13	\$10,848.00	\$2.26	NNN	
10111 Sweet Valley Dr	14400	\$82,239.96	\$6,853.33	\$5.71	\$41,710.91	\$2.90	NNN	
10111 Sweet Valley Dr	9600	\$39,000.00	\$3,250.00	\$4.06	\$31,662.59	\$3.30	NNN	
10055 Sweet Valley Dr	4000	\$36,000.00	\$3,000.00	\$9.00	\$7,963.30	\$1.99	NNN	
10055 Sweet Valley Dr	6000	\$48,600.00	\$4,050.00	\$8.10	\$16,058.04	\$2.68	NNN	
10055 Sweet Valley Dr	9150	\$47,122.50	\$3,926.88	\$5.15	\$26,443.50	\$2.89	NNN	This rate starts 9/1/2025.
10055 Sweet Valley Dr	8779	\$59,544.00	\$4,962.00	\$6.78	\$4,366.16	\$0.50	MG	
10055 Sweet Valley Dr	5858	\$36,792.00	\$3,066.00	\$6.28	\$13,750.52	\$2.35	NNN	
10055 Sweet Valley Dr	12000	\$60,000.00	\$5,000.00	\$5.00	\$32,963.22	\$2.75	NNN	
Total	155,707	\$1,003,528.50	\$83,627.38	\$6.72	\$241,139.44			

## Operating Expenses

Operating Expenses	10221 Sweet Valley	10111 Sweet Valley	10055 Sweet Valley	6111 Carey Dr
Real Estate Taxes	\$59,310.37	\$32,958.35	\$46,484.28	\$28,103.52
Insurance	\$8,641.97	\$5,100.57	\$8,461.72	\$5,286.75
CAM (Repairs, Maintenance, Utilities, Landscaping, management, etc.)	\$49,009.66	\$36,191.57	\$65,432.34	\$34,544.13
Total Operating Expenses	\$116,962.00	\$74,250.49	\$120,378.34	\$67,934.40
Total Operating Expenses PSF	\$2.09	\$3.09	\$2.63	\$2.26

## Net Operating Income

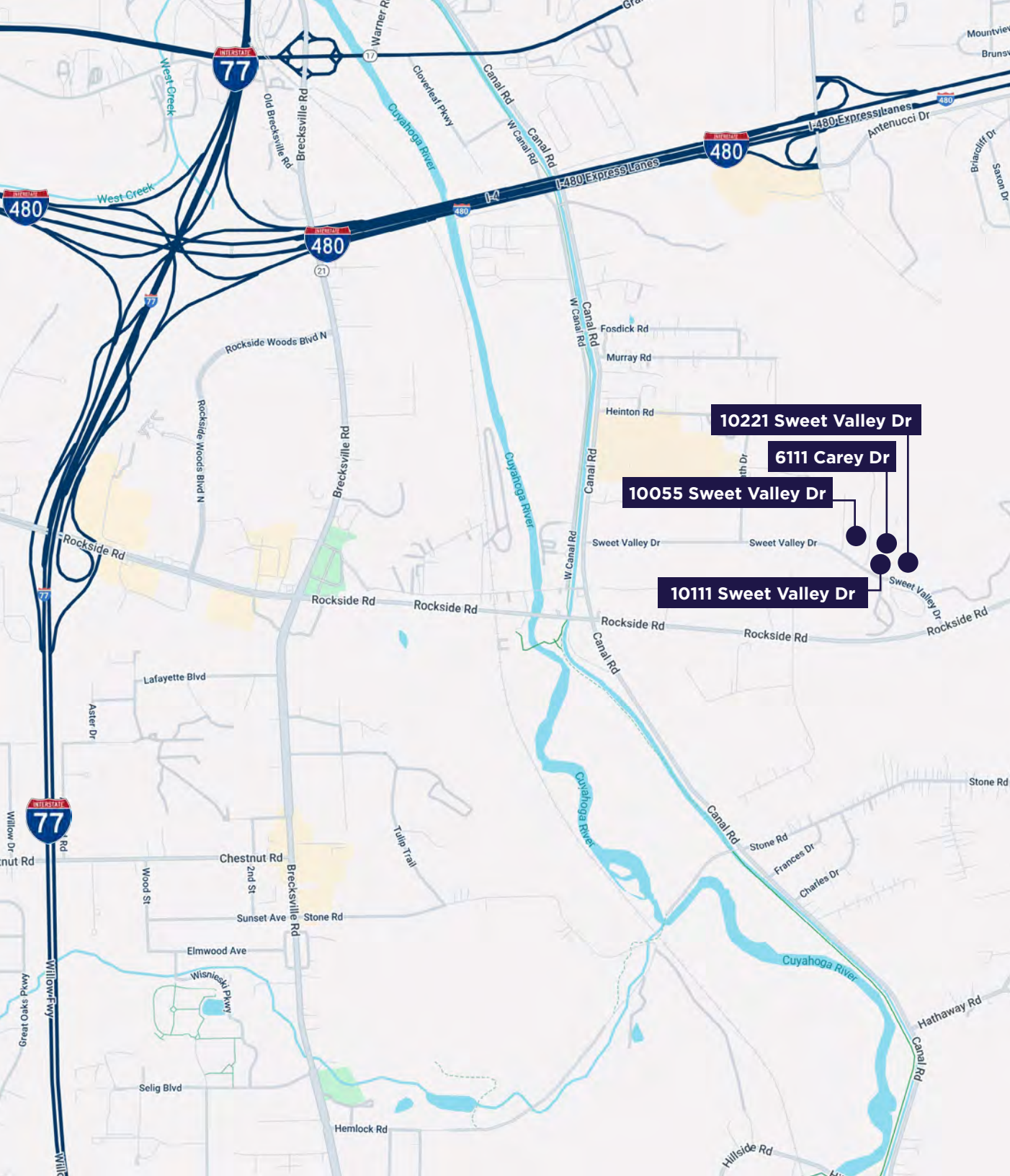
Net Operating Income	2025
Gross Rental Income	\$1,003,528.50
Add NNN/CAM Reimbursement	\$241,139.44
Less Operating Expenses	\$379,525.23
	<b>\$865,142.71</b>
Less Vacancy & Credit Loss	\$66,472.46
Less Reserve @ \$0.25/SF	\$38,926.75
<b>Net Operating Income</b>	<b>\$759,743.50</b>



# Parcel Map







## SWEET VALLEY PORTFOLIO VALLEY VIEW, OHIO 44125

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