

LAUREN INTERNATIONAL PORTFOLIO

804 Byesville Road, Cambridge, Ohio 43725
2162 & 2228 Reiser Avenue, S.E., New Philadelphia, Ohio 44663



OFFERING MEMORANDUM TEASER
710,674 SF Multi-Property Industrial Investment



CUSHMAN &
WAKEFIELD

CRESCO
Real Estate

OPPORTUNITY OVERVIEW

The **LAUREN INTERNATIONAL PORTFOLIO** presents investors with a rare and highly attractive opportunity to acquire a **three-property industrial portfolio** totaling **710,674 SF** of space across **94.98 acres** at a compelling basis. With below-market rents driving immediate in-place cash flow and substantial long-term upside, this offering stands out as a strategic acquisition with both yield and growth potential. Current lease rates across the portfolio are significantly below prevailing market levels for comparable industrial space. This notable rent delta offers a built-in value creation opportunity through mark-to-market rent adjustments upon lease rollover or repositioning—unlocking considerable upside in the near- to medium-term.

BELOW-MARKET RENTS

Current lease rates across the portfolio are significantly below prevailing market levels for comparable industrial space. This notable rent delta offers a built-in value creation opportunity through mark-to-market rent adjustments upon lease rollover or repositioning—unlocking considerable upside in the near- to medium-term.

ATTRACTIVE ENTRY POINT

The existing rent structure supports an acquisition basis well below today's replacement cost, allowing investors to enter the industrial market at a significant discount to intrinsic value. This favorable pricing dynamic offers both margin of safety and strong growth potential as market rents continue to climb.

STABILIZED CASH FLOW

The portfolio delivers consistent, in-place income supported by a stable, long-tenured tenant base. This dependable cash flow provides immediate yield while setting the stage for future appreciation, offering investors the dual benefit of security and scalability.

SCARCITY VALUE

Industrial assets of this quality, scale, and pricing profile are increasingly rare in the current market environment. Few, if any, comparable opportunities exist that combine such favorable in-place economics with meaningful upside potential—making this portfolio truly one-of-a-kind.



804 Byesville Road, Cambridge, OH



2228 Reiser Avenue Southeast, New Philadelphia, OH



2162 Reiser Avenue Southeast, New Philadelphia, OH



PROPERTY OVERVIEW

804 BYESVILLE ROAD CAMBRIDGE, OHIO

PROPERTY SPECIFICATIONS

Building Size:	499,674 SF
Manufacturing Space:	404,108 SF
Land Size:	67.95
Original Construction:	1942
Major Reconstruction:	2016, 2022
Construction:	Steel & Masonry
Clear Height:	12'-60'
Docks:	29 total; 16 Shipping & Receiving, Six (6) Front & Seven (7) Rear
Drive-In Doors:	Three (3)
Sprinkler:	Yes
Lighting:	Various LED & Fluorescent
HVAC:	Rooftop HVAC in office areas; chiller in manufacturing space

The property is a 499,674-square foot industrial (manufacturing) facility located at 800 Cochran Avenue and 804 Byesville Road in Cambridge, Ohio. The original building was constructed in 1942 and added onto over time. The most recent major expansion occurred in 2016 with the addition of a 60,000 SF 32' clear warehouse, and complete renovation to the office sections in 2022. Of the total site, 28.2 acres is considered to be surplus land cleared for future expansion. The clear height of the property ranges from 12'-60' and Quanex keeps the property meticulously maintained. The subject is 100% occupied by two divisions of the same parent company, with Quanex IG systems occupying 373,595 square feet and Quanex Custom Mixing occupying 126,079 SF.

804 Byesville Road, Cambridge, OH



804

BYESVILLE ROAD
CAMBRIDGE, OH

OHIO AVE

BYESVILLE RD



PROPERTY OVERVIEW

2228 REISER AVENUE

NEW PHILADELPHIA, OHIO

PROPERTY SPECIFICATIONS

Tenant:	Cooper Standard
Building Size:	158,000 SF
Manufacturing Space:	142,358 SF
Office Portion:	15,642 SF
Land Size:	16.08 AC
Year Built:	1978
Construction:	Steel & Masonry
Clear Height:	18'-22'
Docks:	Four (4)
Drive-In Doors:	Three (3)
Sprinkler:	Yes
Lighting:	Various LED
HVAC:	Roof mounted HVAC System
Power:	

The property is a 158,000-square foot industrial (manufacturing) facility located at 2228 Reiser Avenue Southeast in New Philadelphia, Ohio. The property was originally constructed in 1978, and is situated on a 16.08-acre site. The clear height of the property is 18' - 22'. The property is currently leased to Cooper Standard through June of 2028.





2162-2228

REISER AVENUE SOUTHEAST
NEW PHILADELPHIA, OH

PROPERTY OVERVIEW

2162 REISER AVENUE NEW PHILADELPHIA, OHIO

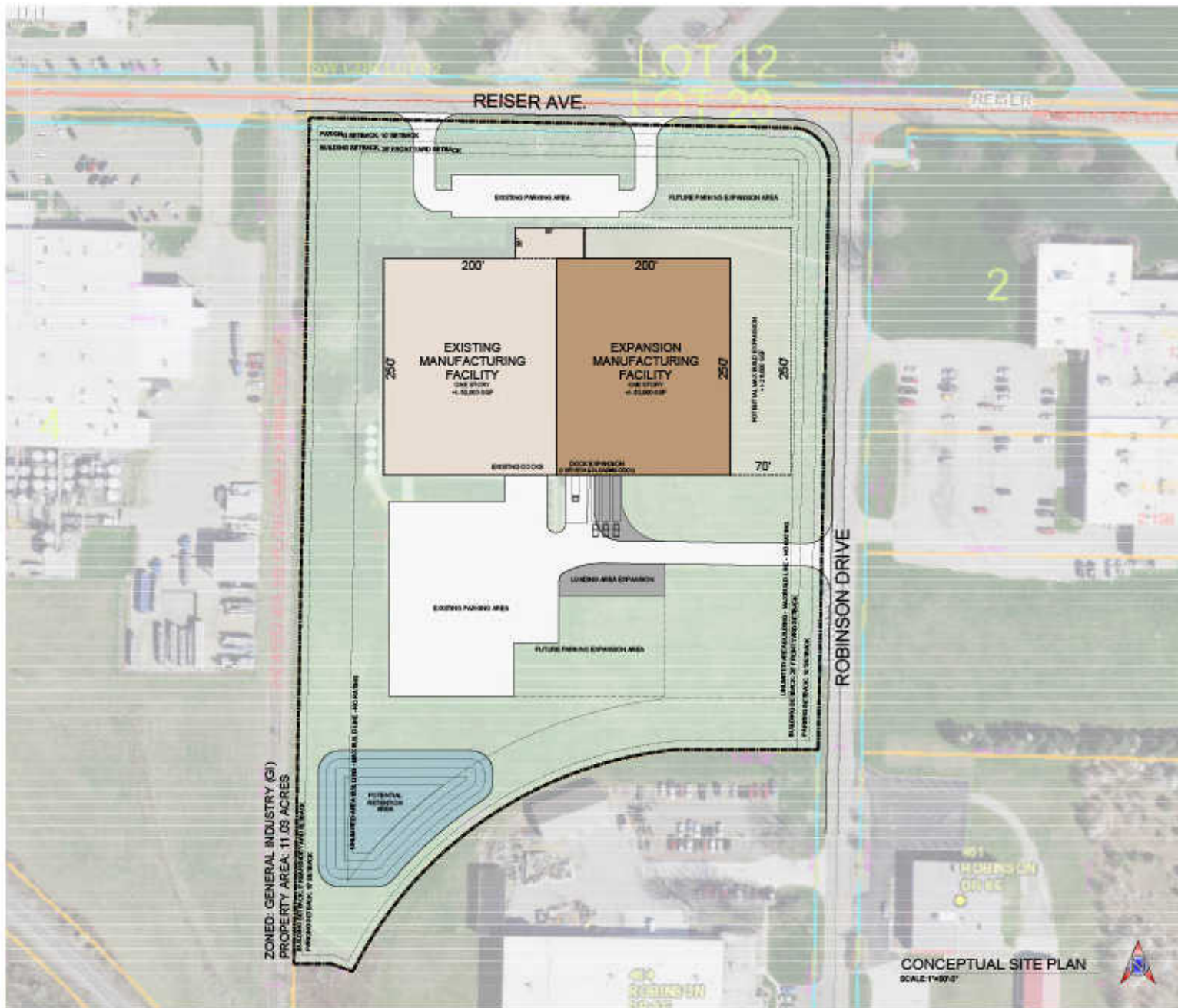
PROPERTY SPECIFICATIONS

Tenant:	Cooper Standard
Building Size:	53,000 SF
Warehouse Size:	49,800 SF
Office Portion:	3,200 SF
Land Size:	10.96 AC
Original Construction:	1978
Construction:	Steel & Masonry
Clear Height:	20'
Docks:	Two (2)
Drive-In Doors:	Two (2)
Sprinkler:	Yes
Lighting:	Various LED & Fluorescent
HVAC:	Roof mounted HVAC System
Power:	

The property is a 53,000-square foot industrial (manufacturing) facility located at 2162 Reiser Avenue Southeast in New Philadelphia, Ohio. The property was originally constructed in 1978 and is situated on a 10.96- acre site. The clear height of the property is 20'. The subject is currently leased to Cooper Standard through June of 2028.

2228 Reiser Avenue Southeast, New Philadelphia, OH





GEIS COMPANIES
19000 Aquatic Harbour Blvd
Beverly Hills, CA 90210
PH (310) 226-1500
FX (310) 226-0000
info@geis.com

DATES AND REVISIONS
BY: 02/26

CONCEPT LABORS

NOTICE

[illegible]

COOPER STD EXPANSION
2162 REISER AVE. SE
NEW PHILADELPHIA, OH

Created By
Created By
Project Number

CONCEPTUAL SITE PLAN
SCALE: 1"=50'-0"

SITE PLAN
DRAWING NO:
SP-1

2162 Reiser Avenue Southeast, New Philadelphia, OH



2228 Reiser Avenue Southeast, New Philadelphia, OH



804 Byesville Road, Cambridge, OH



PROPERTY HIGHLIGHTS



Substantial Industrial Footprint

Nearly 711,000 SF of single-tenant industrial space across three single-tenant buildings in key Ohio manufacturing hubs.



Long-Term, Stable Tenancies

100% leased to financially strong publicly traded tenants—Quanex (NYSE: NX) and Cooper Standard (NYSE: CPS) with long-standing occupancies in the subject properties,



Modernized Facilities

All properties in the portfolio feature attractive clear heights, ample docks and drive-ins, heavy power, LED lighting throughout, and meticulously maintained exteriors and roofs.



Superior Site Infrastructure

High clear heights, excellent dock infrastructure for efficient shipping and receiving, and plentiful drive-in doors which support diverse manufacturing and distribution uses.



Land Surplus and Expansion Potential

All 3 building sites feature excess land for expansion, including 28 acres at the Quanex facility that has been cleared for future expansion as needed, and 4+ acres at 2162 Reiser Road which is currently being contemplated for expansion by Cooper Standard

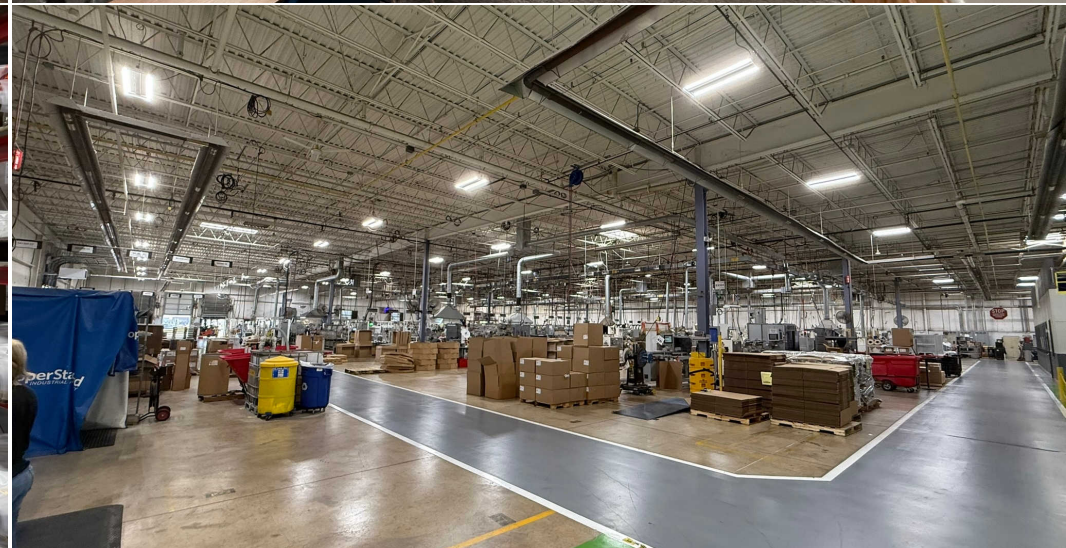
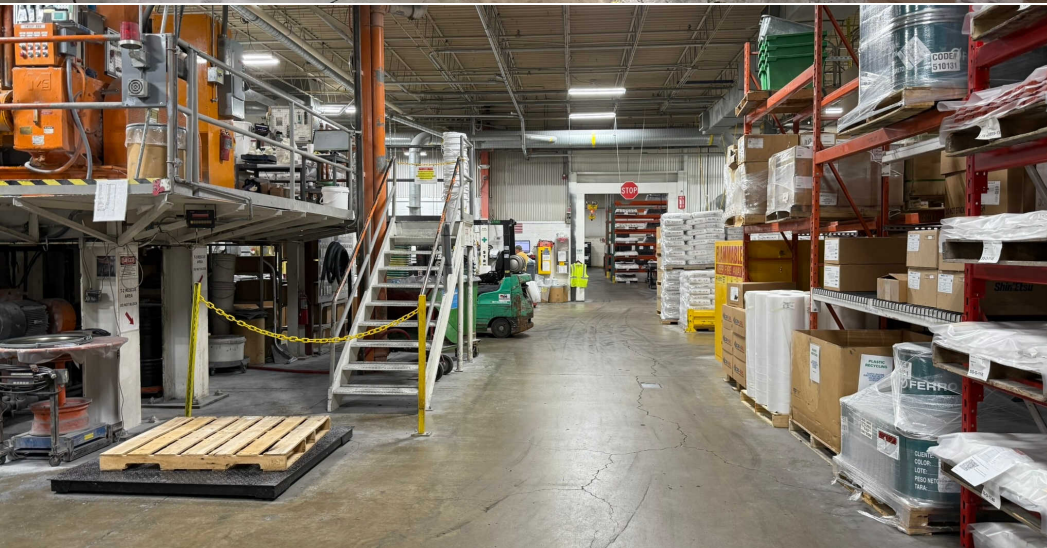


Strong Cap Rates and Income

The portfolio delivers a combined NOI of over \$3.1 million with an average cap rate of 7.07%, reflecting strong income relative to below-market per SF pricing.







CAMBRIDGE & NEW PHILADELPHIA

The LAUREN INTERNATIONAL PORTFOLIO is strategically located in the Cambridge and New Philadelphia submarkets of Ohio, both renowned for their strong industrial foundation and strategic positioning. These submarkets offer direct access to major transportation arteries, including Interstates 70 and 77, and U.S. Route 250, ensuring seamless connectivity for distribution and logistics operations. This accessibility makes the region an attractive hub for industrial tenants seeking efficient and cost-effective operations.

The industrial market in these areas continues to thrive, driven by a growing manufacturing base and a robust distribution sector. Local businesses benefit from affordable land and facilities, creating an ideal environment for tenants to operate with lower overhead costs while still being able to service a wide regional market. The availability of competitive space, paired with low vacancy rates, ensures continued demand and strong leasing activity. As a result, both Cambridge and New Philadelphia boast a healthy industrial market with positive absorption trends and limited supply.

The region's workforce is highly skilled in manufacturing and industrial trades, thanks to strong local education institutions and workforce development programs. Technical training programs at nearby community colleges and trade schools ensure a steady supply of qualified employees. This deep labor pool is vital for businesses looking to expand or relocate to the area, providing companies with access to experienced workers capable of supporting complex industrial operations.

Finally, a combination of limited new industrial construction and proactive, business-friendly local governments creates a stable, growing environment for industrial real estate. Local policies and incentives are designed to encourage investment, stimulate growth, and attract new tenants, ensuring long-term market stability and helping to maintain high occupancy levels. As demand for industrial space continues to increase, these submarkets are poised to see further rental rate appreciation and continued economic

MARKET KEYPOINTS



Strategic Location

The portfolio is situated near major highways including Interstates 70 and 77, and U.S. Route 250, providing tenants with efficient regional and national distribution routes. This connectivity supports seamless logistics and supply chain operations.



Affordable Operating Costs

Compared to larger metro areas, these Ohio submarkets offer competitive rental rates and lower operating expenses. This cost efficiency attracts a diverse range of industrial tenants seeking value without sacrificing quality.



Limited New Construction

New industrial developments in these submarkets have been limited, resulting in a supply-constrained market. This scarcity supports stable occupancy and ongoing rental rate growth.



Strong Industrial Demand

Cambridge and New Philadelphia benefit from growing manufacturing and distribution sectors that consistently drive demand for industrial space. The submarkets experience low vacancy rates due to this steady tenant interest.



Skilled Labor Force

The region boasts a reliable and skilled workforce trained in manufacturing and industrial trades. Nearby technical schools and community colleges help ensure a steady pipeline of qualified labor to meet tenant needs.



Pro-Business Environment

Local governments actively promote industrial investment through incentives and business-friendly policies. These initiatives encourage tenant retention and expansion, strengthening market fundamentals.

An aerial photograph of a city skyline, likely Columbus, Ohio, featuring a river (the Scioto River) winding through the center, surrounded by green parks and bridges. The city is densely packed with various skyscrapers and commercial buildings under a clear blue sky with some light clouds.

OHIO

Ohio is home to the 7th largest economy in the United States, with a Gross Domestic Product (GDP) of approximately \$873 billion in 2023, contributing over 3% of the national GDP. The state's GDP per capita has been steadily increasing, reaching \$61,200 in 2024. Ohio's labor market is robust, with a December 2023 unemployment rate of 3.6%, slightly below the national average, and nonfarm employment growing by 1.5% in 2023. Key employment sectors driving growth include healthcare, professional services, manufacturing, and finance.

Manufacturing remains a significant part of Ohio's economy, accounting for 15% of the state's GDP compared to the national average of 10%. Over recent decades, Ohio has diversified its economy with strong growth in finance and insurance sectors, which now comprise 11% of GDP. This balance between traditional manufacturing and expanding service industries creates a resilient economic foundation supporting various development projects across the state.

Regional economic performance varies, with metropolitan areas like Columbus and Cincinnati experiencing strong growth, while some eastern regions face challenges related to slower recovery and declining manufacturing output. The state has invested heavily in infrastructure improvements, including broadband expansion and electric vehicle charging networks, aiming to support future growth and enhance competitiveness. Overall, Ohio's economy is well-positioned for continued development, making it an attractive market for real estate investment and multifamily housing.





MAJOR EMPLOYERS

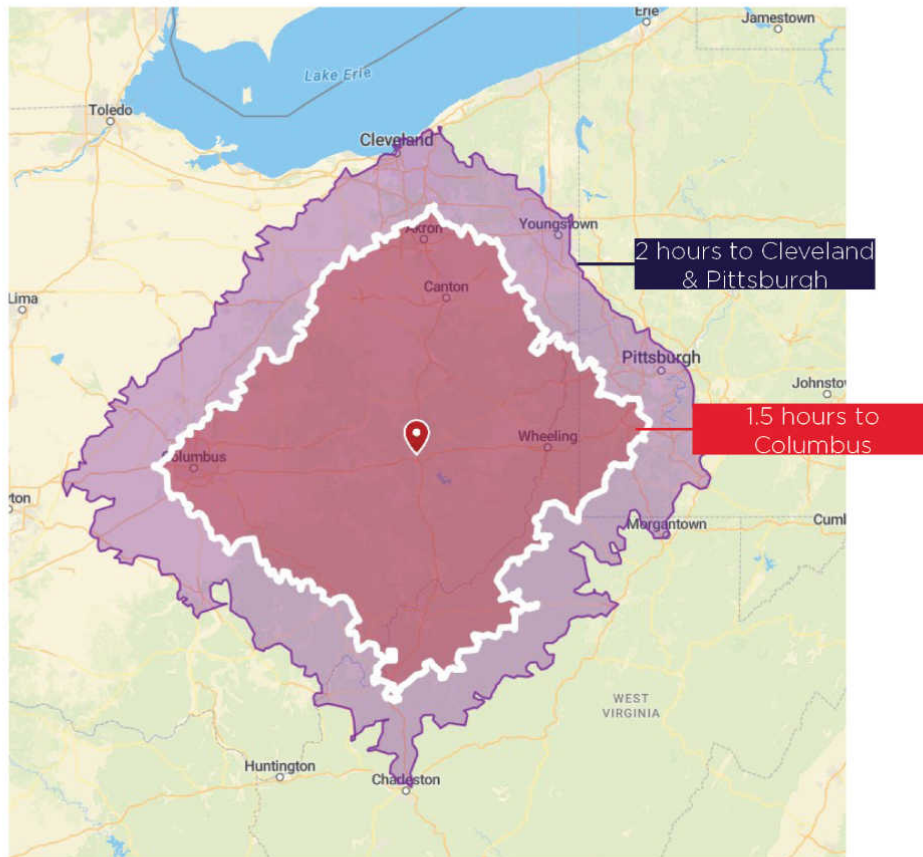
The Cambridge and New Philadelphia markets form the backbone of a vibrant industrial and manufacturing employment landscape. Anchored by prominent companies such as Qualex Building Products Corporation and Cooper Standard Automotive, the region supports a strong industrial workforce that drives demand for high-quality manufacturing and distribution space.

These employers, along with several supporting businesses in logistics, metal fabrication, and automotive components, provide thousands of jobs and contribute significantly to the local economy. The presence of these major industrial players fosters a stable labor pool, attracting additional investment and supporting long-term tenant retention.

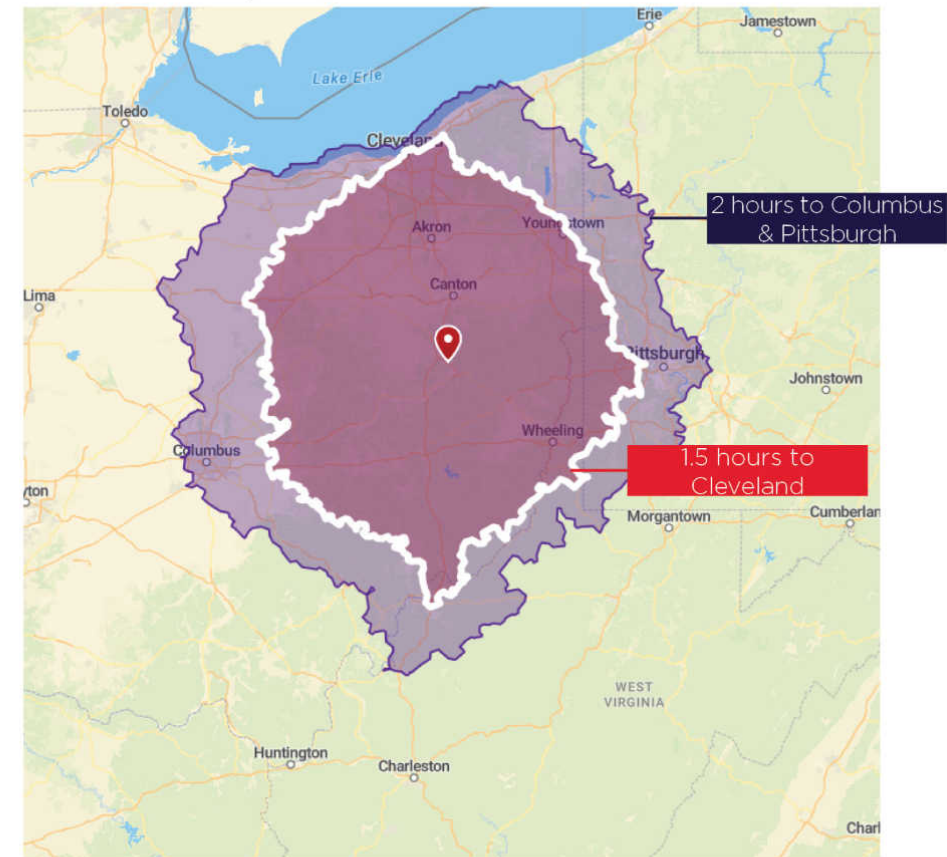
In addition to manufacturing, the region benefits from healthcare providers and education institutions that further diversify the employment base. This broad employment ecosystem helps sustain economic resilience, making the submarkets attractive for industrial tenants seeking operational continuity and workforce stability.

Company	Industry	Employees	Distance (mi)
Qualex Building Products Corp.	Manufacturing	1,200+	0 (Local)
Cooper Standard Automotive	Automotive	10,000+	0 (Local)
Holophane Inc.	Manufacturing	1,000	5.5
OhioHealth Riverside Methodist	Healthcare	4,000	10
Amazon Distribution Center	Logistics	2,500	15
Timken Company	Manufacturing	3,000	18
Aleris International Inc.	Metal & Alloys	1,500	12
Cardinal Health	Healthcare	3,500	20

804 Byesville Road
Cambridge, Ohio



2162 & 2228 Reiser Avenue
New Philadelphia, Ohio



Rico Pietro, SIOR

Principal

+1 216 525 1473

rpietro@crescorealestate.com

David Leb

Vice President, Head of Investment Sales

+1 216 525 1488

dleb@crescorealestate.com

Kirsten Paratore

Senior Associate

+1 216 525 1491

kparatore@crescorealestate.com

Robby Martinelli

Associate

+1 216 232 4104

rmartinelli@crescorealestate.com

Max Ferguson

Associate, Investment Sales

+1 216 525 1462

mferguson@crescorealestate.com

