# Turnkey Aftermarket Autopart Distributor Operation with Real Estate, Equipment, and Salvage License

For Sale | 3455 West 140th Street, Cleveland, Ohio 44111

Offering Memorandum

CUSHMAN & WAKEFIELD

CRESCO Real Estate

# CONTACTS

**GEORGE J. POFOK, CCIM, SIOR**
Principal
+1 216 525 1469
gpofok@crescorealestate.com

**ELIOT KIJEWSKI, SIOR**
Principal
+1 216 525 1487
jbarna@crescorealestate.com

**COLE SORENSON**
Senior Associate
+1 216 525 1470
csorenson@crescorealestate.com

**CUSHMAN & WAKEFIELD CRESCO REAL ESTATE**
6100 Rockside Woods Blvd N, Suite 200
Cleveland, Ohio 44131
+1 216.520.1200

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# EXECUTIVE SUMMARY

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This is a rare opportunity to acquire a fully operational aftermarket autopart distributor business located in Cleveland, Ohio. The offering includes two well-maintained industrial buildings, a valuable Ohio Salvage Motor Vehicle Dealer License, a $2.5 million inventory (estimated retail value), and all operating equipment and systems necessary for continued operations. Whether you are an end user or strategic buyer looking to expand, this is a ready-to-go opportunity with significant value and operational infrastructure in place.

### PROPERTY OVERVIEW

- Location: Cleveland, Ohio
- Buildings: Two industrial buildings with a mix of warehouse, office, and shop space (see attached - specifications for full breakdown)
- Lot Configuration: Ample outdoor storage and circulation area
- Zoning: Industrial use
- Infrastructure: Power, air compressors, racking systems, shipping containers, security systems, and more

### WHY THIS OPPORTUNITY STANDS OUT

- Turnkey operation ready for a new owner or strategic buyer
- Valuable real estate in Cleveland's industrial core
- Well-established inventory and equipment base
- **Hard-to-obtain salvage license with local regulatory value**
- Upside potential for growth through online expansion or increased marketing

| SUB-MARKET | SF |
|---|---|
| West Park / Cleveland West | Total - 16,500 SF<br>Building 1 - 10,500 SF<br>Building 2 - 6,000 SF |
| **AGE** | **CLEAR HEIGHT** |
| Building 1 - 1968<br>Building 2 - 2016 | 15' - 16' |

## Asking Sale Price

## $2,500,000

# 02
# PROPERTY OVERVIEW

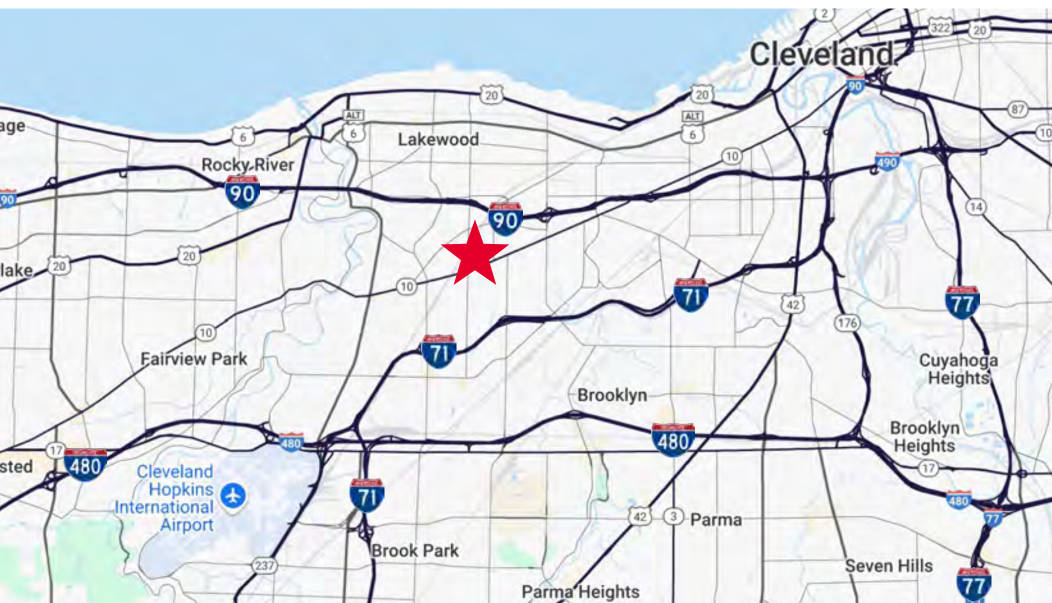
# PROPERTY OVERVIEW

## INVENTORY & EQUIPMENT

- Estimated retail value of inventory: $2.5 million
- Inventory tracked via CCIS - Pinnacle Inventory System
- Brand new Inventory Server (2025)
- Listings active on Car-Part.com, driving online traffic and sales
- Key Equipment Includes:
  - Case 14 Wheel Loader
  - Kobelco SK220 Excavator
  - 9,000 lbs Lift
  - 1,120 linear feet of 12' high racking
  - 2 Toyota gas-powered forklifts
  - (3) Air compressors – 60 HP Sullair, 25 HP Atlas Copco & 10 HP Eaton
  - Industrial floor scale
  - Tire machine, dismantling tools, pallet jacks, dump box
  - 4 x 40' shipping containers + 1 x 53' trailer
  - Complete computer, phone, and security systems

## LICENSE VALUE

- Includes a State of Ohio Salvage Motor Vehicle Dealer License
- Difficult to obtain—especially in the City of Cleveland—this license adds significant value and operational credibility to the business
- Enables direct vehicle acquisition and dismantling operations in compliance with state law



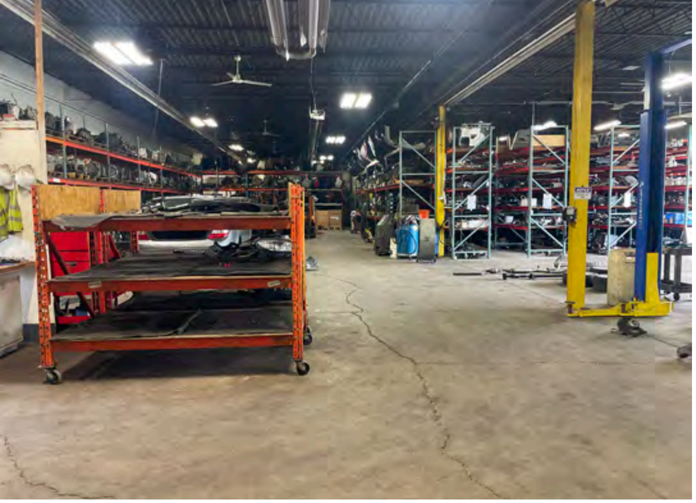

## INTANGIBLE ASSETS & INFRASTRUCTURE

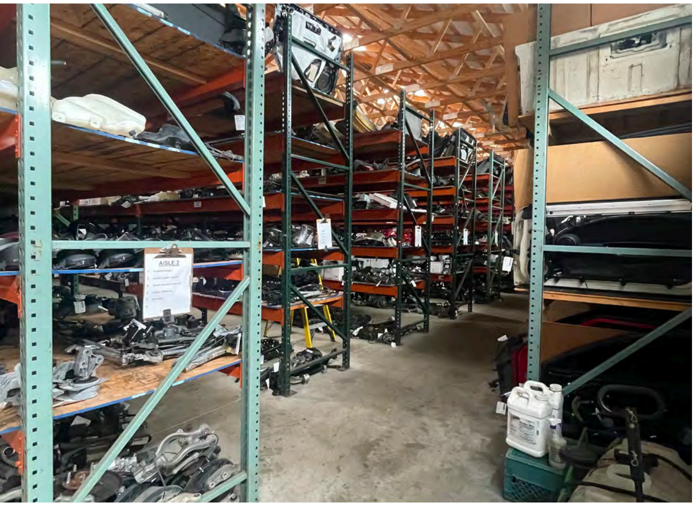
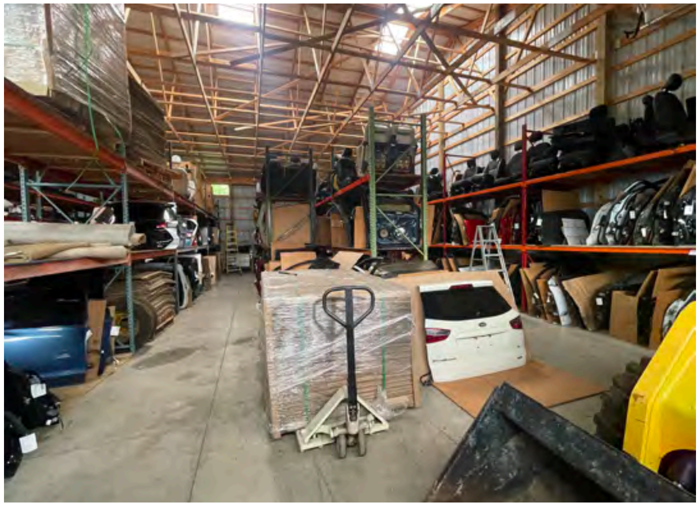
- Established Business Name & Brand
- Branded phone number, website, and online seller platforms
- Access to customer order history, supplier contacts, and active buyer base
- Potential existing agreements with insurers, body shops, and mechanics
- Proven track record and relationships that will transfer with the sale

## OPERATIONS SNAPSHOT

- Efficiently operated by 3 full-time employees
- Business runs Monday–Friday, 9:00 AM to 5:00 PM
- Diverse sales model includes:
  - Walk-in customers
  - B2B sales to body shops and mechanics
  - eCommerce presence via Car-Part.com and other platforms

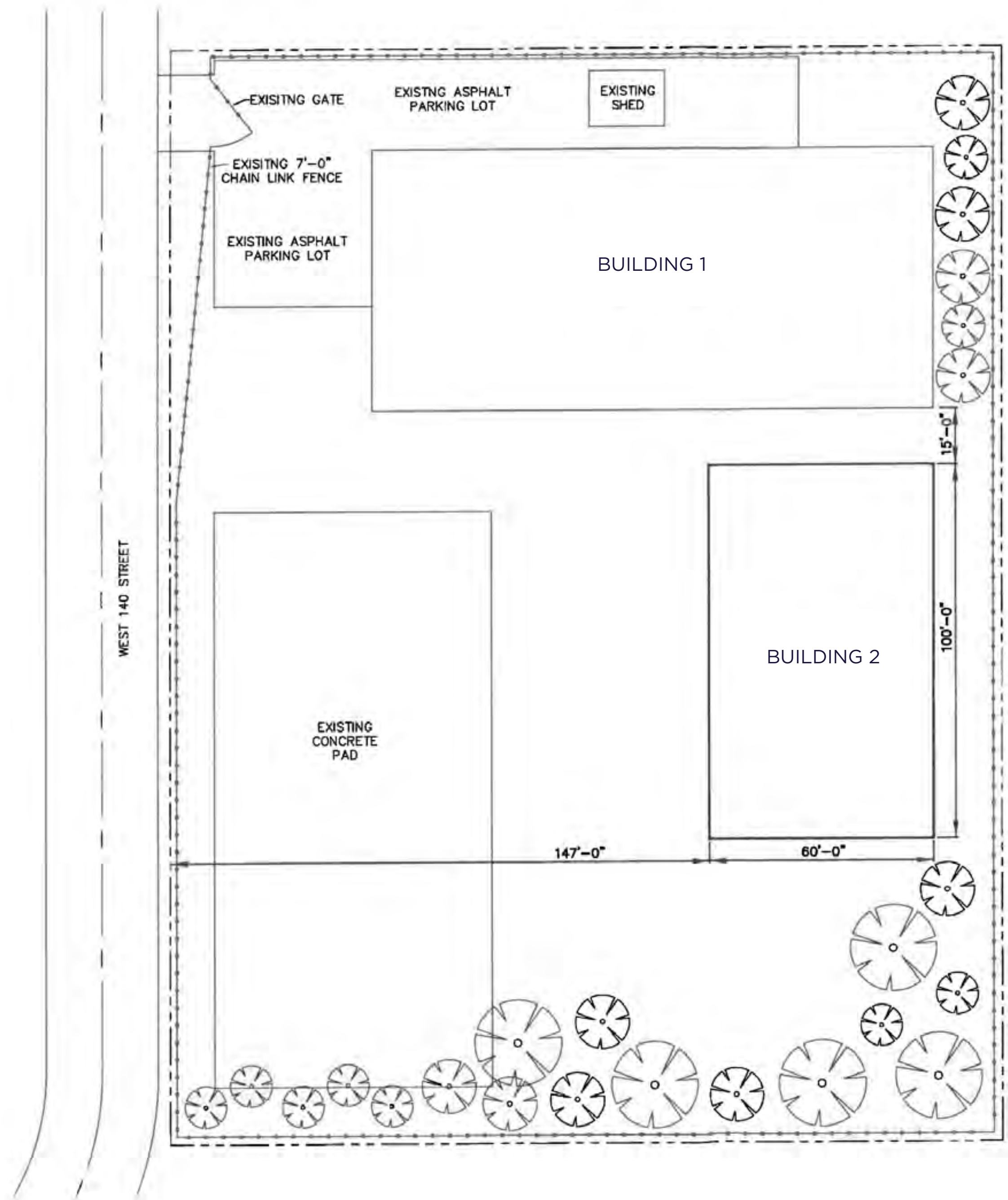
| | Building 1 | Building 2 |
|---|---|---|
| Building Size: | Total 10,500 SF<br>Industrial 9,500 SF<br>Office 1,000 SF | Total 6,000 SF<br>Industrial 6,000 SF |
| Year Built: | 1968 | 2016 |
| Clear Height: | 15’ | 16’ |
| Column Spacing: | 25’ x 35’ | 60’ x 100’ Clear Span |
| Docks: | One (1) - 10’ x 10’ | - |
| Drive-In Doors: | One (1) - 20’ x 12’<br>One (1) - 10’ x 10’ | Two (2) - 12’ x 12’<br>One (1) -20’ x 12’ |
| Sprinkler: | 100% Wet | |
| Lighting: | Fluorescent | |
| Heat: | Co-Ray Vac | |
| Power: | 600A / 240V / 3P | |
| Land Size: | 1.4541 AC | |
| Outdoor Storage: | Yes | |
| Zoning: | General Industrial (GI) | |
| RE Taxes: | $15,412.10 | |
| PP #s: | 021-36-041 | |



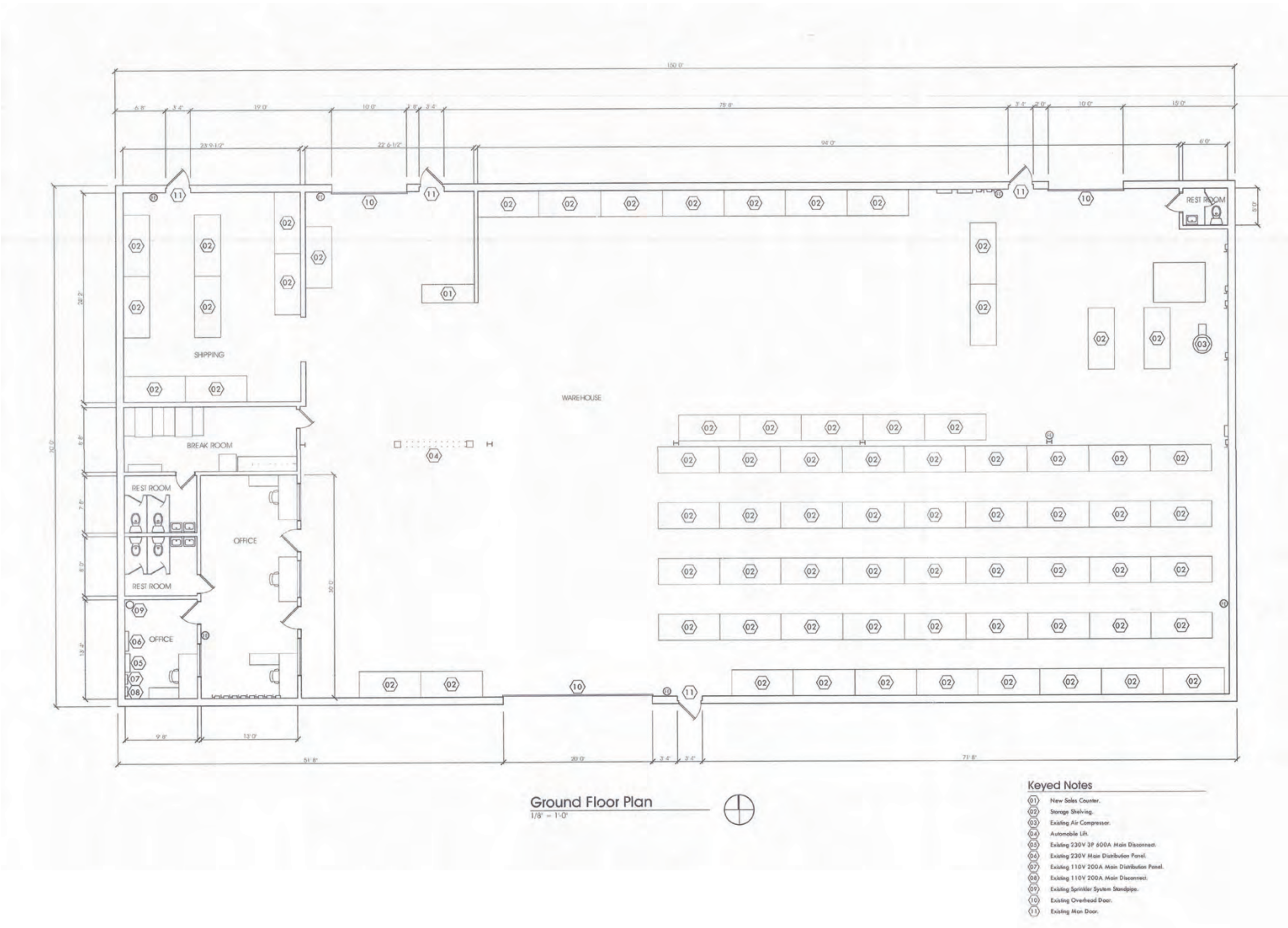


# SITE PLAN

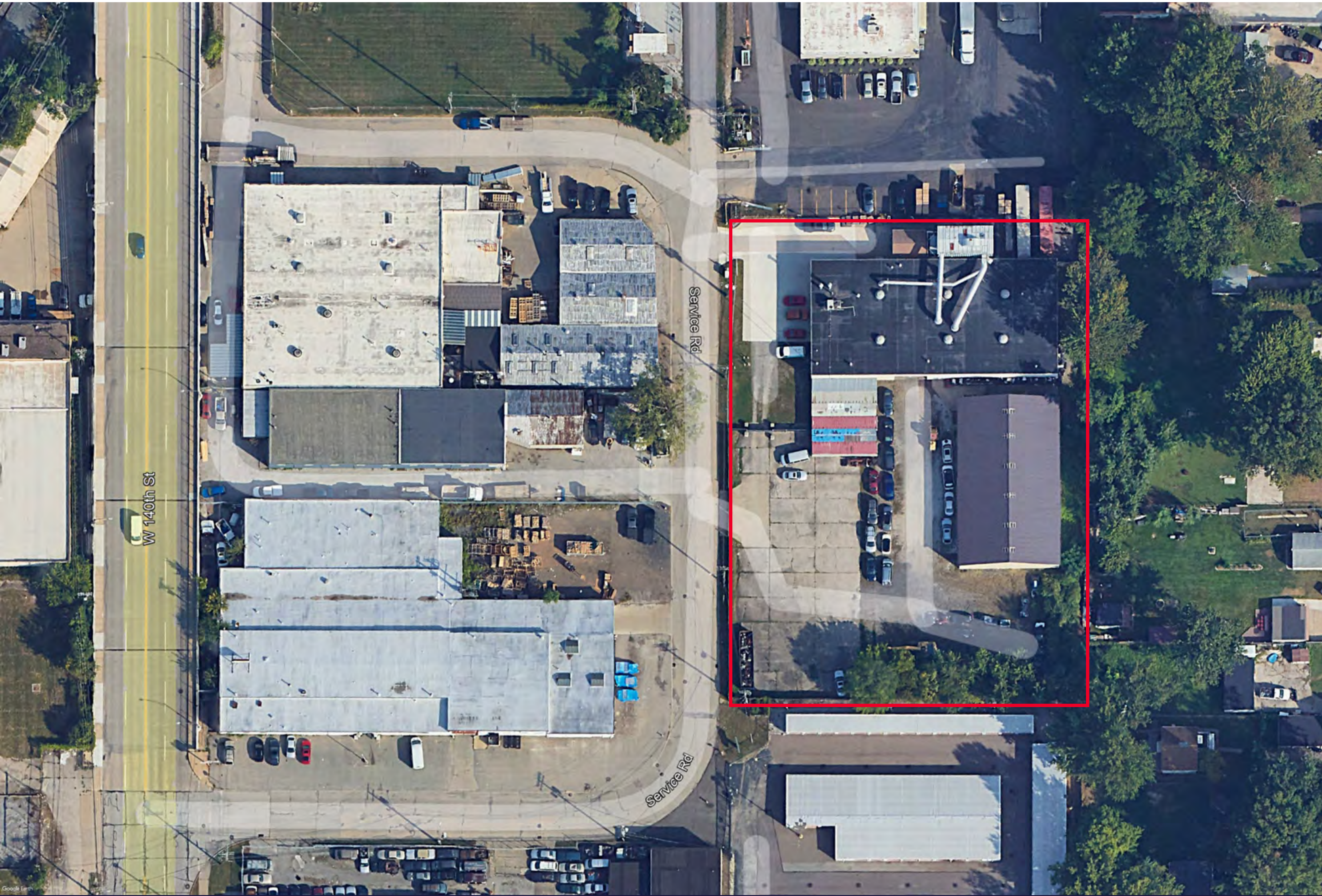


EXISITNG GATE
EXISTNG ASPHALT PARKING LOT
EXISTING SHED
EXISITNG 7'-0" CHAIN LINK FENCE
EXISTING ASPHALT PARKING LOT
BUILDING 1
15'-0"
BUILDING 2
100'-0"
WEST 140 STREET
EXISTING CONCRETE PAD
147'-0"
60'-0"

# BUILDING 1 FLOORPLAN



# PARCEL MAP



## TENANT OVERVIEW

### Morad Parts Company

Morad Parts Company is a trusted aftermarket autopart distributor/ auto recycling business based in Cleveland, Ohio, specializing in quality recycled and new aftermarket auto parts for a wide variety of vehicle makes and models. Located at 3455 W. 140th Street, their entire inventory is stored indoors, off the vehicle and ready for immediate pickup, delivery, or shipping, ensuring convenient access and reliable availability

They pride themselves on quick, responsive customer support, typically replying to inquiries within the hour, and often shipping same-day. Morad offers a tiered warranty program: a free 30-day limited warranty, with extended options up to 2 years of parts and labor coverage, known as Silver, Gold, and Platinum plans, each with defined terms and labor caps.

With over 60,000 eBay transactions and consistent top-rated seller performance, 5-star communication, speedy shipping, and accurate part descriptions, Morad has built a strong reputation among online customers eBay. The company frequently updates its inventory with new arrivals daily and encourages direct orders for the best pricing and availability

In summary, Morad Parts Company combines professional service, a well-organized indoor inventory, robust warranty options, and efficient logistics to deliver reliable recycled and aftermarket auto parts to customers regionally and online.

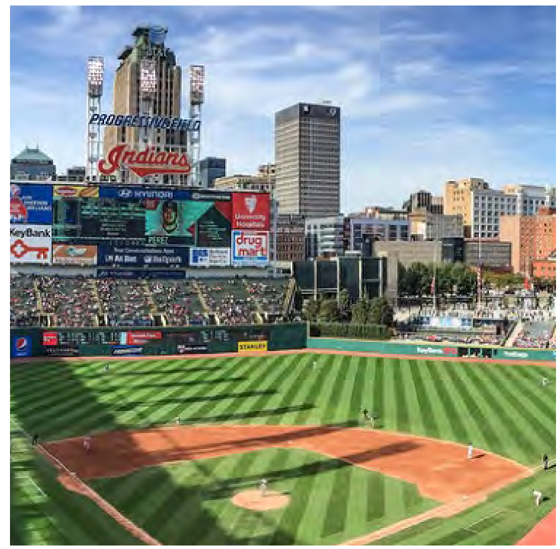
Morad Parts Company
Quality Recycled and New Aftermarket Auto Parts

# 03
# MARKET OVERVIEW


## CLEVELAND

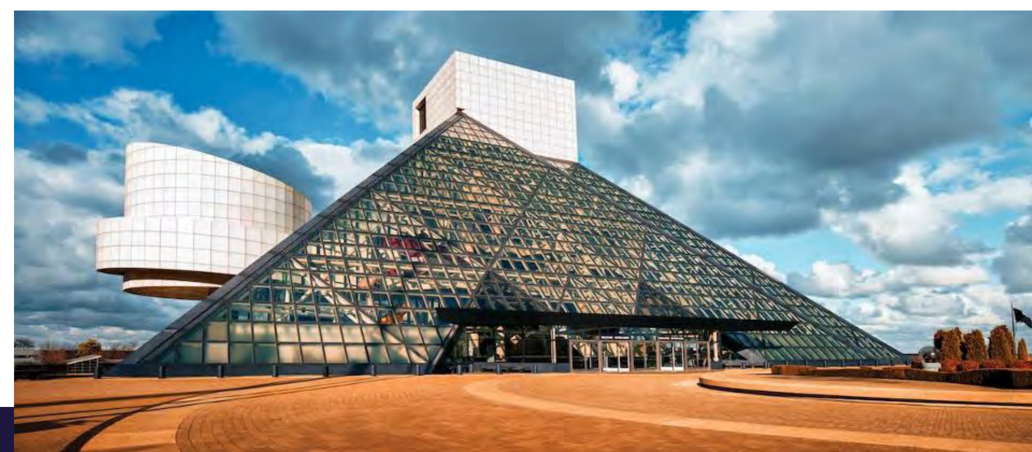
From renowned cultural inspirations to vibrant neighborhoods, inspired food and beverage offerings, action-packed sports and popular greenspaces, engaging experiences can be found around almost every corner in Cleveland. From the outdoor chandelier in Playhouse Square, the city's home base for performing arts, to the West Side Market, to The Rock n' Roll Hall of Fame, Cleveland is offers a taste of everything.

*- source: www.thisiscleveland.com*


## EVENTS

CLEVELAND has the largest base of events throughout the year that cater to local residents. From the Cavaliers, Guardians and Browns to annual events such as Rock & Roll Hall of Fame and The Flats. The city has proudly hosted high-profile events in recent years, including: 2016 Republican National Convention, 2019 CONCACAF Gold Cup, 2019 MLB All-Star Game, 2021 NFL Draft, and the 2021 Rock & Roll Hall of Fame Induction Ceremony. In February 2022, Cleveland will welcome the NBA All-Star Game.



**Cleveland Universities**

Cleveland State University

Case Western Reserve University

John Carroll University

**18 Million**

Visitors at Rock-N-Roll Hall of Fame annually

**PlayhouseSquare**

A top 5 theater district

**Flats East Bank**

Over $500 million invested in the last ten years

**Cleveland Museum of Art**

A top 5 art museum

THE VIBRANT, TRANSFORMING CITY

# CLEVELAND IS A RICH CITY FILLED WITH WORLD CLASS DESTINATIONS.

Cleveland has become a world-class city. In the past decade, Downtown Cleveland has experienced astonishing growth by leveraging its unique position as:

- One of the Top 25 Best Places to Live
- One of the Top 10 Best Downtowns in the U.S.
- Home to 5.3 million square feet of office space
- A first choice living destination for the professional class

As a result of its rare mix of lifestyle amenities, downtown continues to attract outstanding new corporate residents and discerning professionals. For many young professionals and discretionary renters, the recent increase in supply has given extra incentive to rent in the downtown area. While supply has increased, demand has been astonishing, with new properties achieving record-breaking stabilization.

Northeast Ohio ranks in the Top 10 largest industrial markets in the United States.

The area surrounding the subject property in Cleveland, Ohio offers a vibrant mix of industrial prowess and urban convenience. With a population of approximately 383,331 residents and a median age of 36.4 years, the community is diverse and dynamic, with a significant proportion of households comprising young professionals and families.

In the near vicinity to the subject property, the area is rich with amenities that enhance the quality of life for its residents and businesses. Notably, the area is in close proximity to major transportation routes, including I-71 and I-480, providing easy access to downtown Cleveland and beyond. Additionally, the area is well-served with healthcare facilities, including the Cleveland Clinic and University Hospitals, which offer comprehensive medical services.  For outdoor enthusiasts, the Cleveland Metroparks system offers expansive green spaces and recreational opportunities.

| | | |
|---|---|---|
| **22,645** | **36.6  YEARS** | **$84,690** |
| **1-MILE RADIUS RESIDENTS** | **1-MILE RADIUS MEDIAN AGE** | **1-MILE RADIUS MED. HH INCOME** |

MARKETBEAT
# CLEVELAND
INDUSTRIAL Q2 2025

CUSHMAN & WAKEFIELD

## MARKET FUNDAMENTALS

| | YOY Chg | Outlook |
|---|---|---|
| **3.4%** Vacancy Rate | ▼ | ▲ |
| **-1.3M** YTD Net Absorption, SF | ▲ | ▲ |
| **$5.71** Asking Rent, PSF | ▲ | — |

*(Overall, Net Asking Rent)*

## ECONOMIC INDICATORS

| | YOY Chg | Outlook |
|---|---|---|
| **1.09M** Cleveland Employment | ▲ | ▼ |
| **4.0%** Cleveland Unemployment Rate | ▲ | ▲ |
| **4.1%** U.S. Unemployment Rate | ▲ | ▲ |

*Source:BLS*

### HISTORIC CONSTRUCTION COMPLETIONS LEAVES LIGHT PIPELINE

The Cleveland industrial market had a rare Q2 with over 3.3 million square feet (msf) of new construction delivered, one of the largest quarterly totals the market has seen. While the number looks impressive on the surface, it's important to note that 2.3 msf of it came from a single project: the Ford Motor Company EV facility expansion in Avon Lake. In total, 15 new buildings were completed this quarter, ranging from a smaller 8,900-sf facility for Whitlam Manufacturing in Wadsworth to a 232,056-sf project for Piston Automotive in Avon, which included 57,056-sf of speculative space. With so many projects reaching completion this quarter, Northeast Ohio's construction pipeline has narrowed considerably, now sitting at just 1.6 msf, the lowest level since 2Q20 but nearly half of that pipeline is made up of a single 747,000-sf project in Middlefield for the HC Companies.

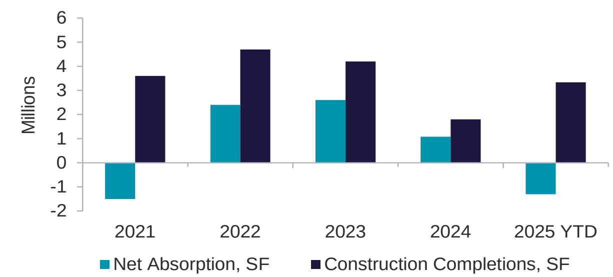
### VACANCY RISES, BUT POSITIVE SIGNS EMERGE ACROSS SELECT SUBMARKETS

The vacancy rate rose to 3.4% in Q2, driven largely by -1.9 msf of negative net absorption. As expected, the number ticked upward this quarter with several large blocks of space returning to the market in Elyria, Hudson, and Middlefield. The Akron submarket was the primary contributor to the negative absorption, with the former Jo-Ann Stores headquarters coming back to market and driving -1.2 msf of loss on its own. Not all was negative, though. Stark and Lake County both showed encouraging signs, posting positive net absorption and strong activity on both the leasing and sales fronts. Portage County also made a major move in the right direction as vacancy dropped from 9.7% to 6.1% thanks in part to Piping Rock leasing 408,767-sf in the long-vacant 1 msf speculative building built by Geis Companies and Stonemont Financial in Shalersville. 2Q25 saw four additional deals north of 200,000 sf, and five more topping 100,000 sf. A notable renewal this quarter was Home Depot committing to their 219,574-sf space at 30301 Carter Street, a property included in the recently sold Dalfen Industrial | Investcorp portfolio.

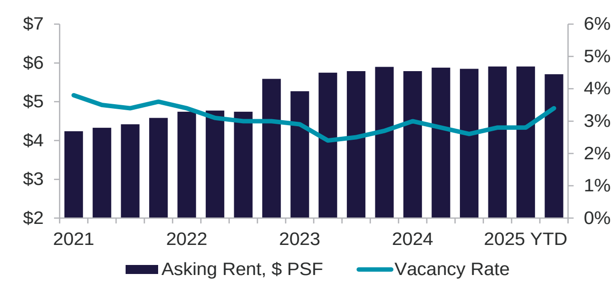
### Q2 FEATURES MASSIVE PORTFOLIO SALE REPRESENTING HALF THE ACTIVITY

The headline transaction of the second quarter was the sale of the Dalfen Industrial | Investcorp portfolio with 10 industrial properties across Northeast Ohio transferring to Plymouth Industrial REIT. The portfolio also included an additional 11 buildings in Columbus and Cincinnati. This single transaction accounted for 47% of all investor sales volume by square footage in Q2. Even with that boost, overall sales activity remained consistent with Q1, but still lags well behind the pace we saw in 2024. A couple of addition transactions of note include the sale of 8383 Boyle Parkway, where Alro Steel acquired the 222,680-sf facility for just under $8.6 million equating to $38.57 psf and the sale of 7774-7810 Whipple Avenue NW in Canton that saw ICP LLC purchase the 160,712-sf warehouse from Suarez Corporation for $4.9 million or $30.49 psf.

### SPACE DEMAND / DELIVERIES




### OVERALL VACANCY & ASKING RENT



MARKETBEAT

# CLEVELAND
## INDUSTRIAL Q2 2025

### MARKET STATISTICS

| SUBMARKETS | TOTAL BLDGS | INVENTORY (SF) | YTD LEASE ACTIVITY (SF) | YTD USER SALES ACTIVITY (SF) | OVERALL VACANCY RATE | YTD DIRECT NET ABSORPTION (SF) | YTD OVERALL NET ABSORPTION (SF) | UNDER CONSTRUCTION (SF) | YTD CONSTRUCTION COMPLETIONS (SF) | DIRECT WEIGHTED AVG NET RENT* |
|---|---|---|---|---|---|---|---|---|---|---|
| Downtown | 1,597 | 51,101,124 | 125,145 | 180,128 | 4.1% | 9,300 | -13,144 | - | - | $5.21 |
| East | 1,120 | 43,998,388 | 144,703 | 125,669 | 4.3% | 54,206 | 54,206 | 809,000 | - | $5.88 |
| Lake County | 1,501 | 46,364,746 | 88,196 | 318,070 | 2.1% | 207,942 | 197,942 | - | - | $5.31 |
| South | 680 | 31,777,465 | 378,666 | 535,534 | 3.5% | -62,524 | -124,491 | 30,000 | - | $7.19 |
| Southeast | 1,642 | 85,581,823 | 212,075 | 485,016 | 4.4% | -298,649 | -164,715 | 207,000 | 25,000 | $6.42 |
| Southwest | 1,256 | 54,053,258 | 710,683 | 297,886 | 2.2% | -98,425 | -58,425 | 65,000 | 22,000 | $6.21 |
| West | 1,347 | 51,545,038 | 86,129 | 292,086 | 2.8% | -68,815 | -72,797 | 35,000 | 2,571,556 | $5.48 |
| Akron | 2,127 | 74,124,380 | 697,884 | 834,937 | 4.5% | -1,339,778 | -1,359,278 | 415,011 | 302,608 | $6.73 |
| Medina County | 662 | 24,564,681 | 135,576 | 167,694 | 3.0% | -249,477 | -249,477 | 10,690 | 40,900 | $5.98 |
| Portage County | 458 | 14,043,413 | 599,438 | 123,010 | 6.1% | 429,377 | 429,377 | - | 378,000 | $4.90 |
| Stark County | 1,420 | 53,005,667 | 195,156 | 938,911 | 1.5% | 44,848 | 44,848 | - | - | $4.75 |
| **CLEVELAND TOTALS** | **13,810** | **530,159,983** | **3,373,651** | **4,298,941** | **3.4%** | **-1,371,995** | **-1,315,954** | **1,678,701** | **3,340,064** | **$5.71*** |

*Rental rates reflect weighted net asking $psf/year

### KEY LEASE TRANSACTIONS Q2 2025

| PROPERTY | SUBMARKET | TENANT | SF | TYPE |
|---|---|---|---|---|
| Turnpike Commerce Center | Portage County | Piping Rock | 408,767 | New |
| 30339 Diamond Parkway | Southeast | Winston Products | 266,803 | Renewal* |
| 30301 Carter Street | Southeast | Home Depot USA, Inc. | 219,574 | Renewal* |
| 1 American Road | Southwest | Graphic Packaging International, Inc. | 150,743 | Renewal* |

*Renewals not included in leasing statistics

### KEY SALE TRANSACTIONS Q2 2025

| PROPERTY | SUBMARKET | SELLER/BUYER | SF | PRICE / $ PSF |
|---|---|---|---|---|
| Dalfen Industrial \| Investcorp Portfolio (10 Properties) | Southeast & Southwest | Dalfen Industrial \| Investcorp / Plymouth Industrial REIT | 999,888 | N/A |
| 8383 Boyle Parkway | Southeast | Global Net Lease / Alro Steel | 222,860 | $8.6M / $38.58 PSF |
| 7774-7810 Whipple Avenue NW | Stark County | Suarez Corporation Industries / ICP LLC | 160,712 | $4.9M / $30.49 PSF |
| 545 Mondial Parkway | Akron | Ares Management Corporation / Sealy & Company | 98,000 | $8.25M / $84.18 PSF |

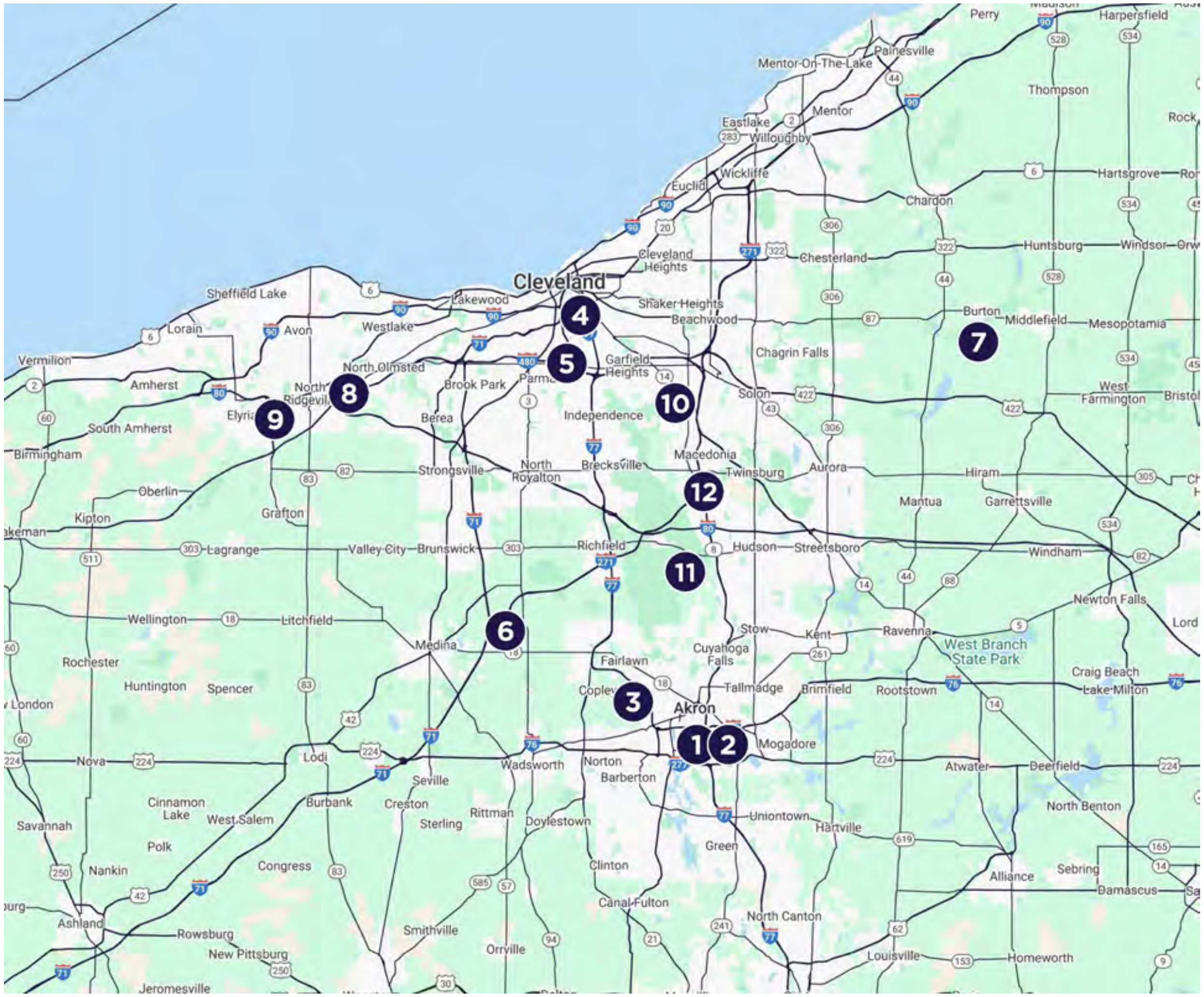
### KEY CONSTRUCTION COMPLETIONS Q2 2025

| PROPERTY | SUBMARKET | MAJOR TENANT | SF | OWNER/DEVELOPER |
|---|---|---|---|---|
| 799 N Abbe Road | West | Ford Motor Company | 2,300,000 | Rudolph Libbe Group |
| 37988 Avon Commerce Parkway | West | Piston Automotive | 232,056 | Jackson Taylor Contractors |
| 4301 Maple Crest Parkway | Portage County | Kenda Tires | 190,000 | Campbell Construction |
| 9713 State Route 44 | Portage County | Viega | 180,000 | Geis Companies |

MARKETBEAT

# CLEVELAND
INDUSTRIAL Q2 2025

## UNDER CONSTRUCTION 2025



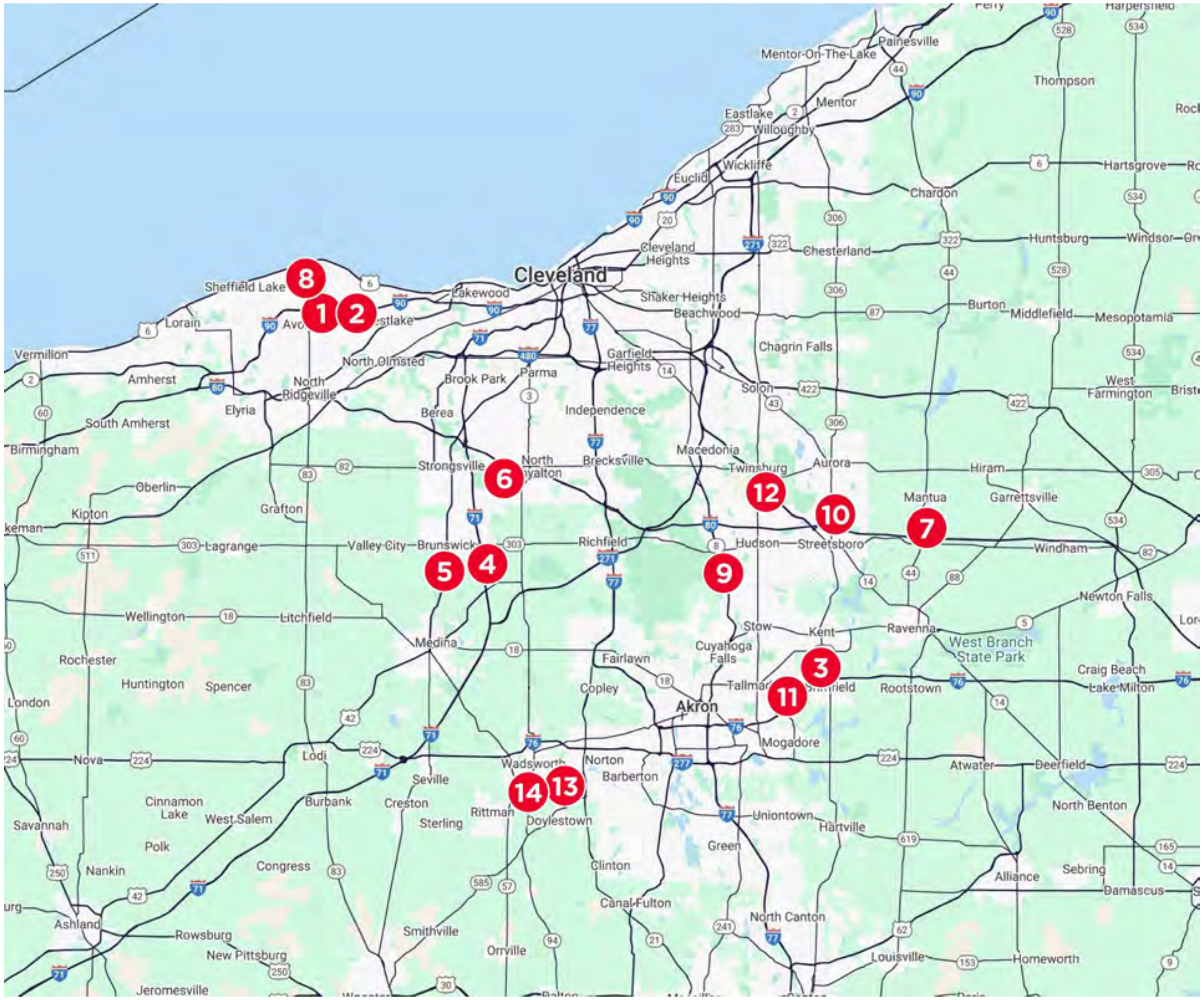
= Speculative Building

| | |
|---|---|
| 1 | Amazon<br>2280 Picton Parkway, Akron, Ohio 44312 |
| 2 | Hillandale Farms<br>2284 Picton Parkway, Akron, Ohio 44312 |
| 3 | Metro Regional Transit Authority<br>348 Kenmore Boulevard, Akron, Ohio 44301 |
| 4 | Micelli Dairy Products<br>2777 E. 90th Street, Cleveland, Ohio 44104 |
| 5 | Southern Glazers Wine & Spirits<br>4589 E. 71st Street, Cuyahoga Heights, Ohio, 44125 |
| 6 | Midwest Machinery<br>1501 Medina Road, Medina, Ohio 44256 |
| 7 | The HC Companies<br>15150 Madison Road, Middlefield, Ohio 44062 |
| 8 | Fieldstone Developers<br>31330 Industrial Pkwy., North Olmsted, Ohio 44070 |
| 9 | RUF Briquetting Systems US<br>38778 Taylor Pkwy., North Ridgeville, Ohio 44035 |
| 10 | Swagelok Company<br>29500 Solon Road, Solon, Ohio 44139 |
| 11 | Ray Fogg Building Methods – Speculative<br>600 Seasons Road, Stow, Ohio 44224 |
| 12 | Anderson Material Handling<br>1960 Summit Commerce Park, Twinsburg, Ohio 44087 |

MARKETBEAT

# CLEVELAND
## INDUSTRIAL Q2 2025

### CONSTRUCTION COMPLETIONS 2025



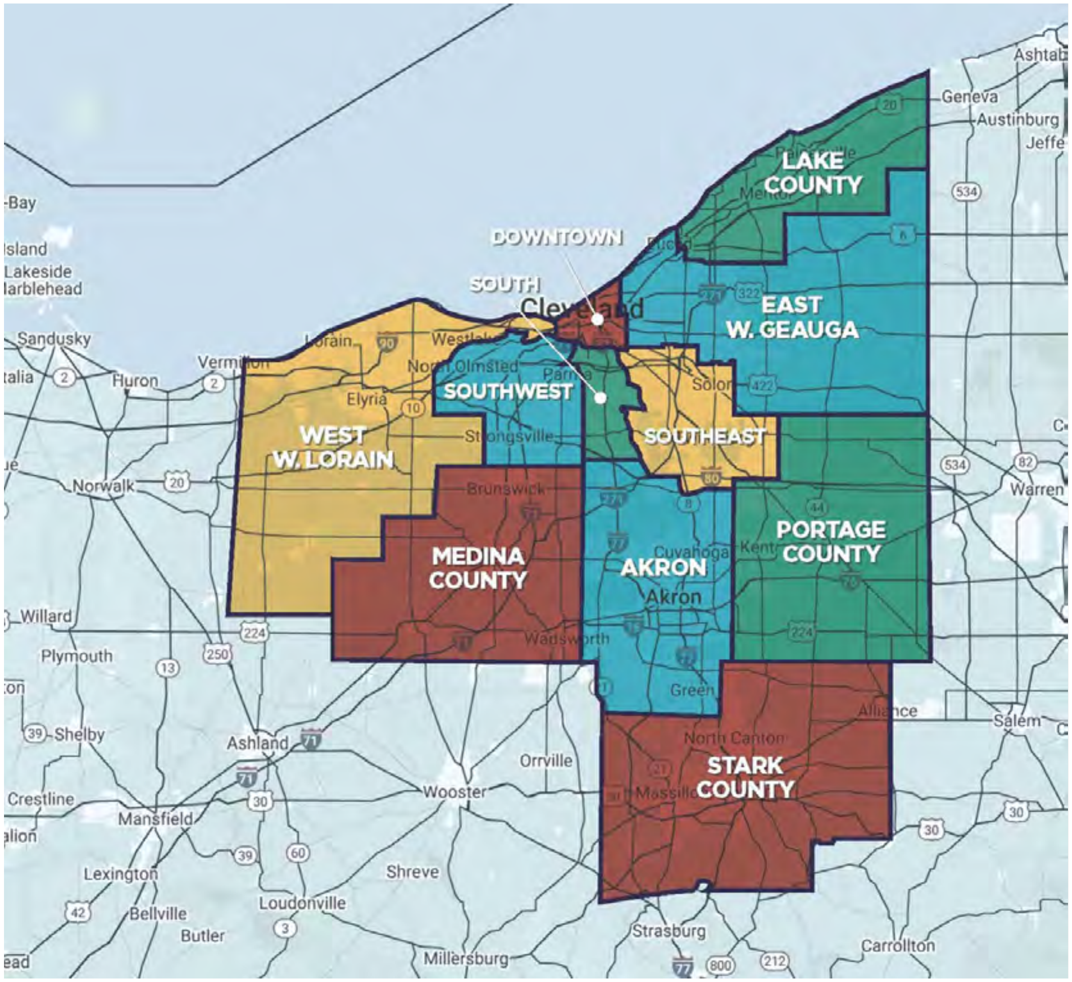

= Speculative Building

| | |
|---|---|
| 1 | Piston Automotive \| Speculative<br>37988 Avon Commerce Parkway, Avon, Ohio 44011 |
| 2 | Polycase<br>1057 Jaycox Road, Avon, Ohio 44011 |
| 3 | Kenda Tire<br>4301 Maple Crest Parkway, Brimfield, Ohio 44240 |
| 4 | Sunbelt Rentals<br>2887 Westway Drive, Brunswick, Ohio 44212 |
| 5 | Heart of Ohio HVAC<br>1988 Pearl Road, Brunswick, Ohio 44212 |
| 6 | Kent Corporation<br>9601 York Alpha Drive, North Royalton, Ohio 44133 |
| 7 | Viega<br>9713 SR 44, Shalersville, Ohio 44255 |
| 8 | Ford Motor Company<br>799 N Abbe Road, Sheffield Village, Ohio 44054 |
| 9 | Ray Fogg Building Methods \| Speculative<br>4861 Gray Lane, Stow, Ohio 44224 |
| 10 | Restaurant Depot<br>10198 State Route 43, Streetsboro, Ohio 44241 |
| 11 | StoreTek Engineering & Manufacturing<br>4566 Crystal Parkway, Tallmadge, Ohio 44240 |
| 12 | Pepperl + Fuchs<br>8589 Darrow Road, Twinsburg, Ohio 44087 |
| 13 | Whitlam Manufacturing<br>200 W Walnut Street, Wadsworth, Ohio 44281 |
| 14 | Yoder Graphics<br>724 Seville Road, Wadsworth, Ohio 44281 |

MARKETBEAT

# CLEVELAND
## INDUSTRIAL Q2 2025

### INDUSTRIAL SUBMARKETS




**GEORGE POFOK, JR.**
*Research Analyst*
Tel: +1 216 525 1393
gpofokjr@crescorealestate.com

**GEORGE J. POFOK, CCIM, SIOR**
*Principal*
Tel: +1 216 525 1469
gpofok@crescorealestate.com

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## CLEVELAND, OH 44111

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