

# Two-Property Industrial Portfolio - Stanley Black & Decker

For Sale | 900 & 1040 Theo Moll Drive, Willard, Ohio 44890





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900 & 1040 Theo Moll Drive

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# EXECUTIVE SUMMARY



# Executive Summary

Modern industrial portfolio totaling 155,700 SF across two buildings (55,800 SF at 900 Theo Moll Drive and 99,900 SF at 1040 Theo Moll Drive), both built in 2007 with pre-engineered construction, reinforced concrete floors, and clear heights up to 28 feet.

100% leased to Stanley Black & Decker (NYSE: SWK), a global manufacturing leader with a long-term presence in Willard, OH.

Functional layouts designed for manufacturing and distribution, featuring multiple truck docks (three at 900 Theo Moll Drive, ten at 1040 Theo Moll Drive).

Strategic location with easy access to the Ohio Turnpike and regional markets including Cleveland, Toledo, and Columbus.

Three surrounding parcels totaling 33.82 acres are also available to include in the sale, offering additional development or expansion opportunities.

## Offering Parcels

Address	Parcel #	Land AC	Bldg SF
1074 Theo Moll	51003H010070402	11.74	-
975 Theo Moll	51003H010070000	22.08	-
1040 Theo Moll	51003H010070400	10.48	99,900
900 Theo Moll	51003H010070200	10.12	55,800
<b>Total</b>		<b>54.42</b>	<b>155,700</b>



net rentable area  
**155,700 SF**

occupancy  
**100%**

year built  
**2007**

additional land  
**30.4 AC**

total buildings  
**Two (2)**

asking price  
**\$6,650,000**





# PROPERTY DETAILS





# 900 THEO MOLL DRIVE

900 Theo Moll Drive is a well-maintained, single-tenant industrial facility located in Willard, Ohio. The property spans 55,800 square feet, with 50,000 square feet of warehouse space and 5,800 square feet of office space. Built in 2007, the building features high-quality construction, including a pre-engineered design with a standing seam metal roof, reinforced concrete floors, and 25-foot clear ceiling heights at the peak. The warehouse area is equipped with three truck docks, one drive-in door, and offers functional column spacing of 50 feet by 50 feet, providing a flexible layout for various industrial uses.

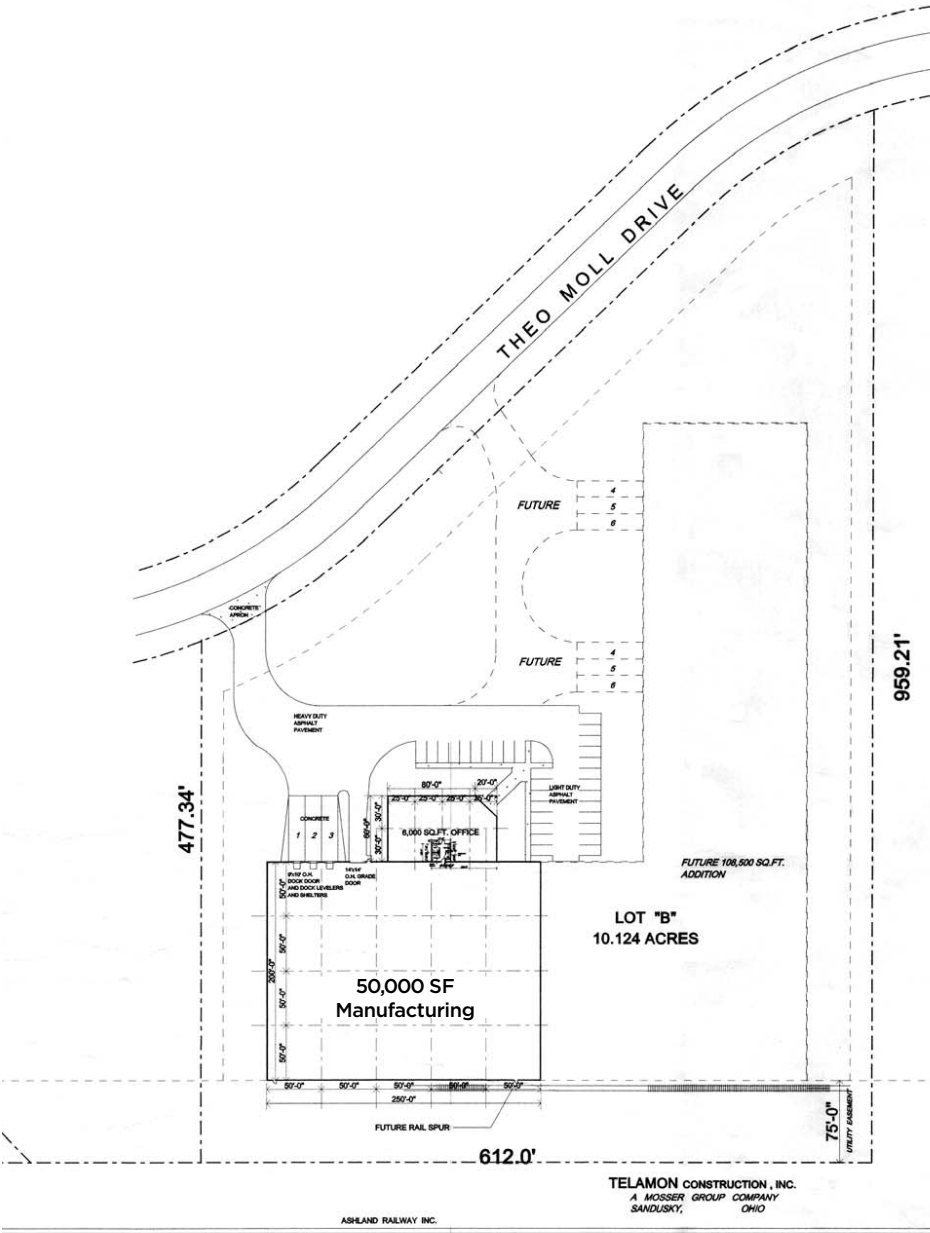
Situated on 10.12 acres, 900 Theo Moll Drive offers convenient access to major transportation routes, including the Ohio Turnpike, connecting the property to key regional markets such as Cleveland, Toledo, and Columbus. The property is zoned for Heavy Industrial (I-2), which supports a broad range of industrial operations.

Stanley Black and Decker is currently in the property, and their lease expires at the end of October 2026. They currently pay \$4.25/SF on a modified gross basis, which is lower than market rental rates for this submarket considering the quality and vintage of the building.

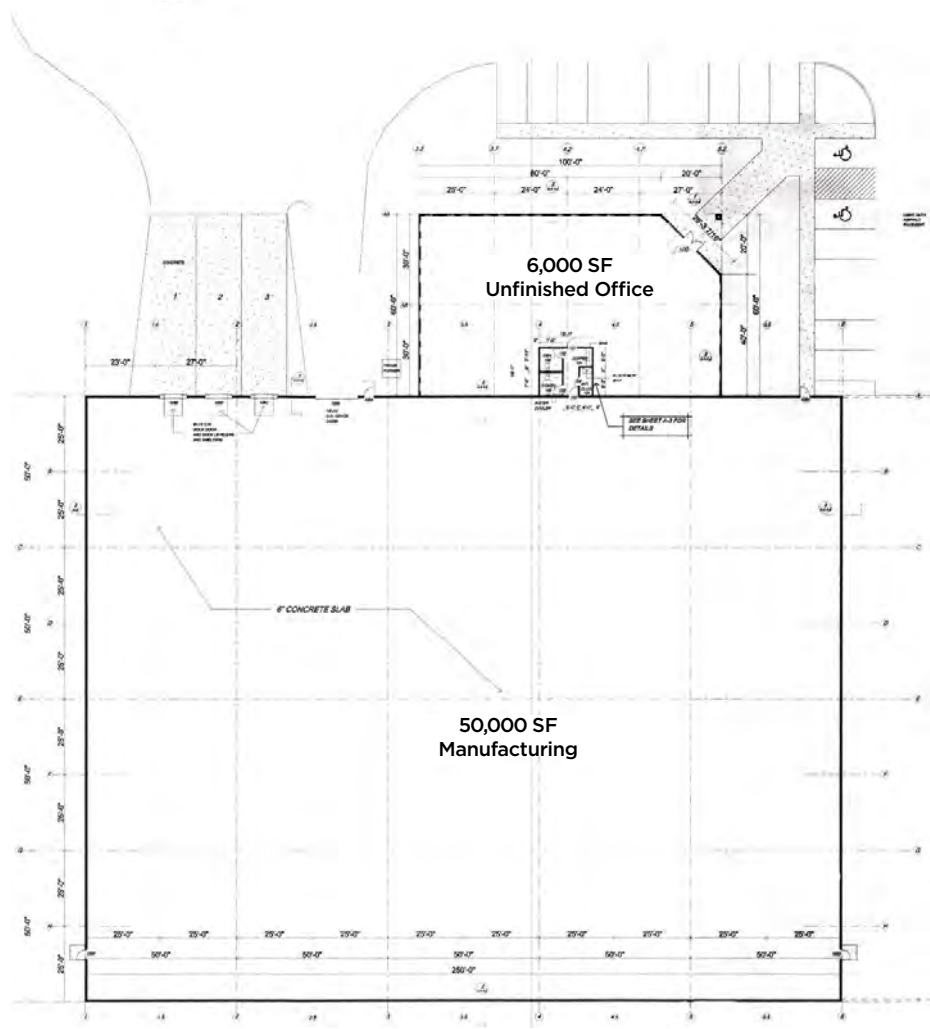
## QUICK SPECS

Building SF	55,800 SF
Industrial SF	50,000 SF
Office SF	5,800 SF
Occupancy	100%
Year Built	2007
Zoning	Heavy Industrial (I-2)
Land Area	10.12 AC
Clear Height	23'-25'
Column Spacing	50'x50'
Docks	Three (3)   9'x10' w/ levelers & seals
Drive-In Doors	One (1)   14'x14'
Roof type	Standing Seam Metal/Rubber
Floor Type	6" Reinforced Concrete
Lighting	Metal Halide/LED
A/C	Office
Heat	Air Rotation/Co Ray Vac
Sprinkler	100% Wet

# 900 THEO MOLL DRIVE



SITE PLAN



FLOOR PLAN





# 1040 THEO MOLL DRIVE

1040 Theo Moll Drive is a modern, well-maintained industrial property located in Willard, Ohio, offering a total of 99,900 square feet of space. The building features 99,040 square feet of warehouse space and 860 square feet of office space. Constructed in 2007, the facility is a pre-engineered building with high-end features, including a standing seam metal roof, reinforced concrete floors, and ceiling heights ranging from 23'6" to 25'6". The property is designed for optimal functionality, with 10 truck docks (9' x 10'), a drive-in door (14' x 14'), and ample column spacing of 50' x 50'.

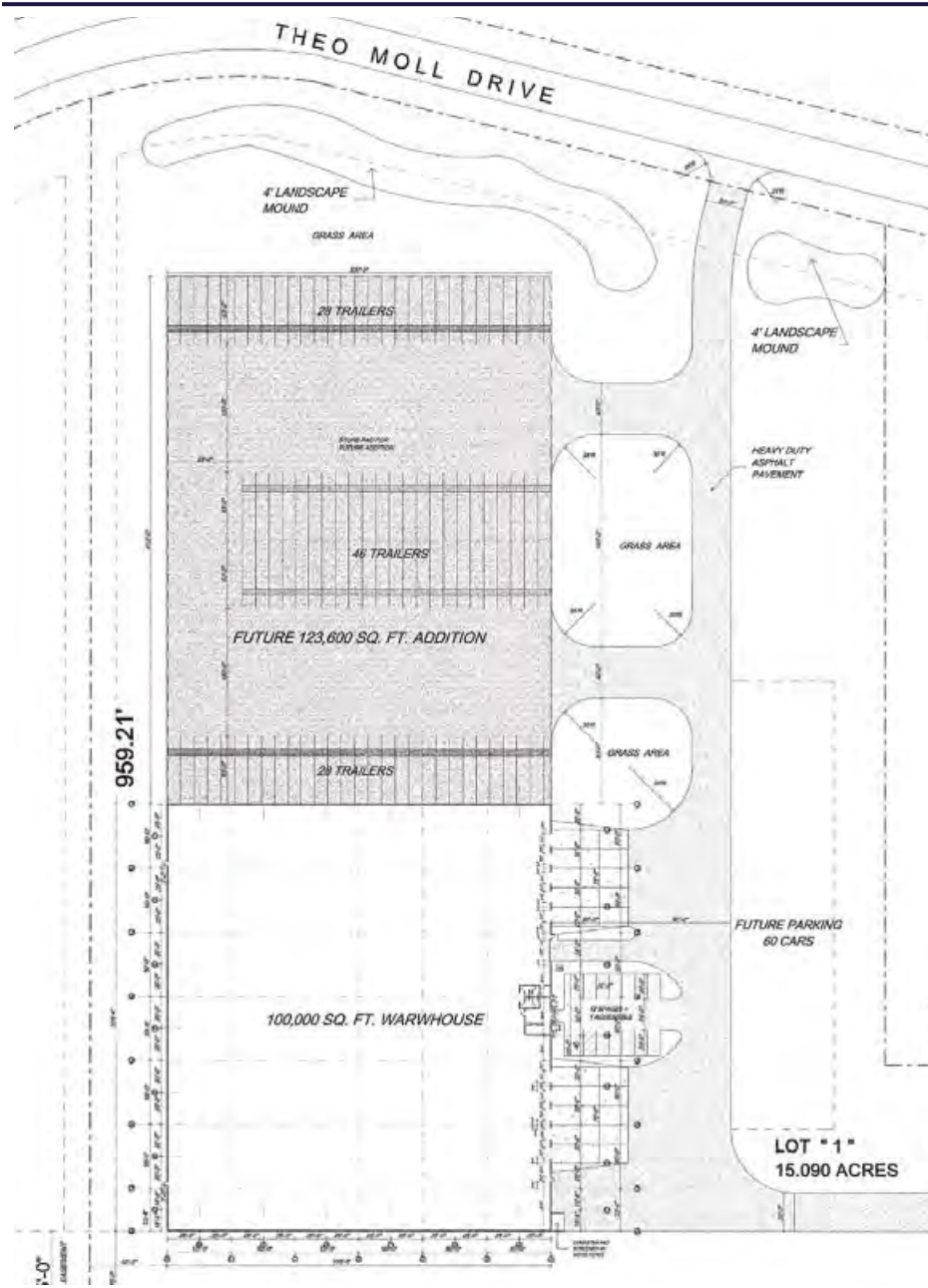
Sitting on 10.48 acres of land, 1040 Theo Moll Drive is strategically located near major transportation routes, providing easy access to regional markets such as Cleveland, Toledo, and Columbus. The property is zoned for Heavy Industrial (I-2), allowing for a wide range of industrial operations. With its large footprint, expansion potential of up to 123,600 square feet, and strong demand for industrial space in the area, this facility presents an excellent investment opportunity given its functionality. Stanley Black and Decker has occupied the building since its construction, and currently is in the space until their October 31st, 2026 expiration. The tenant currently pays \$4.25/SF on a modified gross basis, which is on the lower end of the rental spectrum given the building's quality and vintage.

## QUICK SPECS

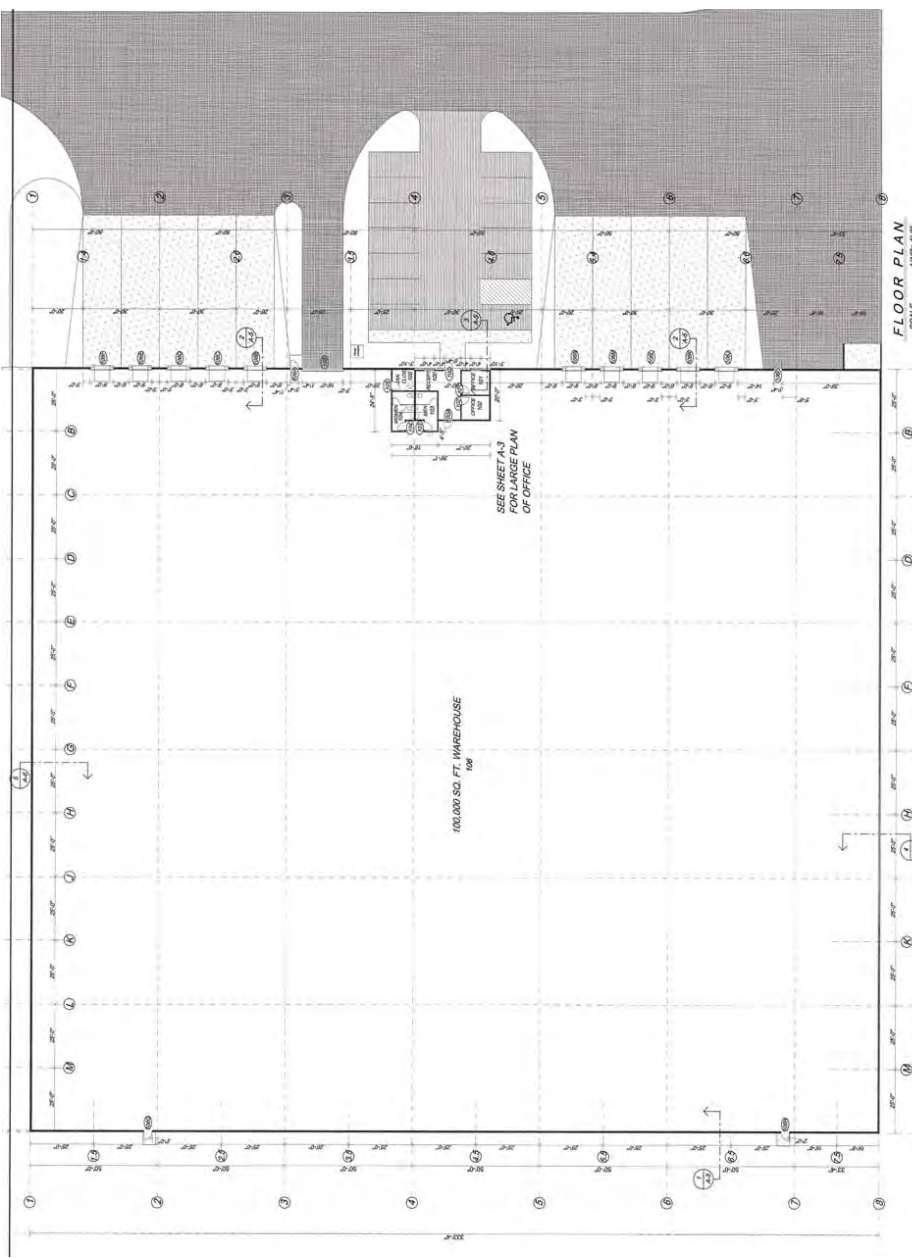
Building SF	99,900 SF
Industrial SF	99,040 SF
Office SF	860 SF
Occupancy	100%
Year Built	2007
Zoning	Heavy Industrial (I-2)
Land Area	10.48 AC
Clear Height	23'6"-25'6"
Column Spacing	50'x50'
Docks	10   9'x10' w/ levelers & seals
Drive-In Doors	One (1)   14'x14'
Roof type	Standing Seam Metal/Rubber
Floor Type	6" Reinforced Concrete
Lighting	Fluorescent/LED
A/C	Office
Heat	Air Rotation
Sprinkler	ESFR



# 1040 THEO MOLL DRIVE



SITE PLAN



FLOOR PLAN



# INVESTMENT HIGHLIGHTS



## **Modern, Well-Maintained Facilities**

Both properties, built in 2007, feature high-quality pre-engineered construction with standing seam metal roofs, 6" reinforced concrete floors, 50'x50' column spacing and clear ceiling heights of up to 28'. The buildings are designed to accommodate a variety of industrial operations, making them attractive to a wide range of potential tenants or buyers



## **Expansion Opportunities**

1040 Theo Moll Drive offers significant expansion potential, with the ability to increase the facility's size by up to 123,600 SF. Together with the 33.82 AC adjacent land parcels surrounding the properties, there are opportunities to expand the current footprint of the existing buildings, sell off the land parcels, or build additional buildings on site.



## **Strategic Location**

Located in the heart of Willard, Ohio both properties are easily accessible from major transportation routes, including the Ohio Turnpike, providing convenient connections to key regional markets such as Cleveland, Toledo, and Columbus. Their location enhances logistical advantages for distribution and manufacturing users.



## **Competitive Pricing in a Strong Industrial Market**

With Black and Decker currently occupying 100% of the property, a buyer has the flexibility to either retain the existing tenant, or reposition the properties at a market rental rate. With industrial vacancy in the submarket at less than 7%, demand for well-located space remains exceptionally strong. Market expectations suggest that, if re-tenanted, the properties could achieve full occupancy within approximately six to nine months of marketing—providing investors with both stability from the current tenancy and meaningful upside through a mark-to-market leasing strategy.



# TENANT OVERVIEW:

**StanleyBlack&Decker**

Stanley Black & Decker is a Fortune 500 company and one of the most trusted names in tools, hardware, and industrial solutions, with a legacy dating back to 1843. The company operates on a global scale with over 50,000 employees and a portfolio of iconic brands including DEWALT, Craftsman, and Stanley. Known for its stability and consistent financial performance, Stanley Black & Decker continues to grow revenues, expand margins, and reinvest in innovation while maintaining a strong commitment to American manufacturing.

Their presence in Willard, Ohio, serves as an important hub for distributions and operations for their riding lawnmowers and snowblower divisions, providing valuable jobs to the community and reinforcing their reputation as a dependable, long-term employer. As a tenant, Stanley Black & Decker brings exceptional credibility, reliability, and strength to any property, making them an attractive anchor for investors seeking stability and long-term value.

### Fast Facts:

- #1 world leader in tools industry
- #1 world leader in engineered fastening systems
- \$11.75 Billion: Current market capitalization
- Strong Willard Presence: Stanley Black and Decker has four locations in Willard, including a 425,000 SF manufacturing operation and 400,000 SF distribution center less than 2 minutes from the subject location.

## LEASE ABSTRACT

Tenant	MTD Consumer Group, Inc. (c/o Stanley Black & Decker)
Premises (SF)	155,700 SF
Use	Warehouse and/or light manufacturing
Lease Term	2 years (11/1/2024 – 10/31/2026)
Base Rent (900 Theo Moll)	\$237,150 annually (\$19,762.50/month)
Base Rent (1040 Theo Moll)	\$425,000 annually (\$35,416.67/month)
Base Rent Per SF	\$4.25
Renewal Options	Two 3-year options (6 years total), 3% annual increases Next renewal would commence 11/1/2026
Renewal Notice Date	5/1/2026
Taxes	Landlord pays during initial term; Tenant reimburses during renewals
Building Insurance	Landlord pays property insurance in initial term; Tenant reimburses in renewals.
Repairs & Maintenance	Landlord: structural, roof, systems, parking/grounds (All passed through as direct costs). Tenant: non-structural interior.
Utilities	Tenant pays all utilities

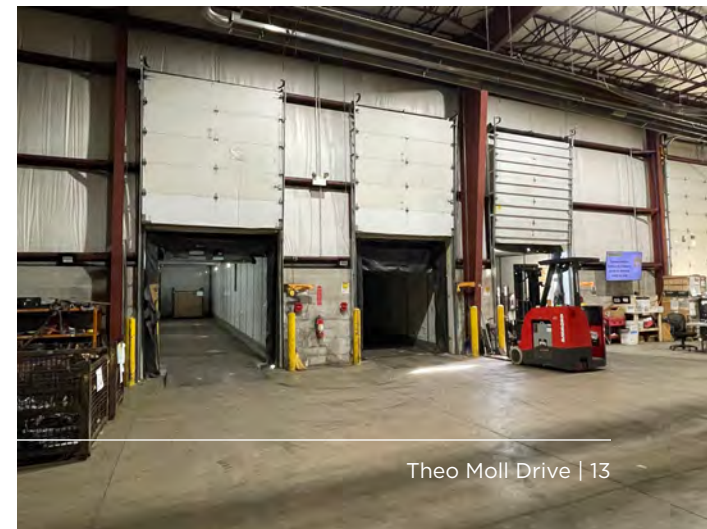
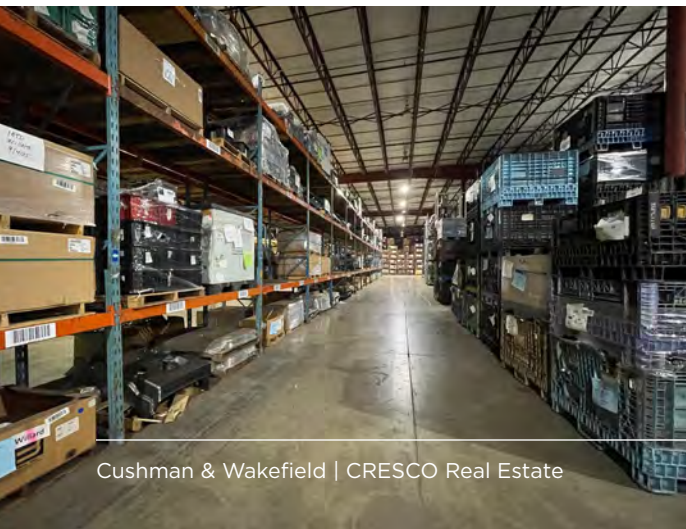




# PHOTO TOUR



# 900 THEO MOLL DR









An aerial photograph of an industrial facility, likely a refinery or chemical plant. The facility features several large, interconnected buildings with flat roofs, some of which are white and others grey. To the left, there is a large, paved parking lot filled with numerous cars. In the foreground, a series of large, cylindrical storage tanks are visible, some of which are white and others grey. A railway line runs along the right side of the facility, with several freight cars, including yellow and orange ones, visible. The background shows a residential neighborhood with houses and trees, and a clear blue sky. The text "MARKET OVERVIEW" is overlaid in a large, white, serif font on a dark blue background at the bottom of the image.

# MARKET OVERVIEW



# WILLARD

Willard, Ohio, is a strategically positioned community in Huron County, offering a strong base for industrial users with its central location in north-central Ohio. The city provides excellent transportation access via U.S. Route 224 and State Route 99, with proximity to regional hubs such as Mansfield, Norwalk, and Sandusky. Its location allows businesses to serve both local and regional markets efficiently, while benefiting from the area's affordable operating environment and skilled workforce.

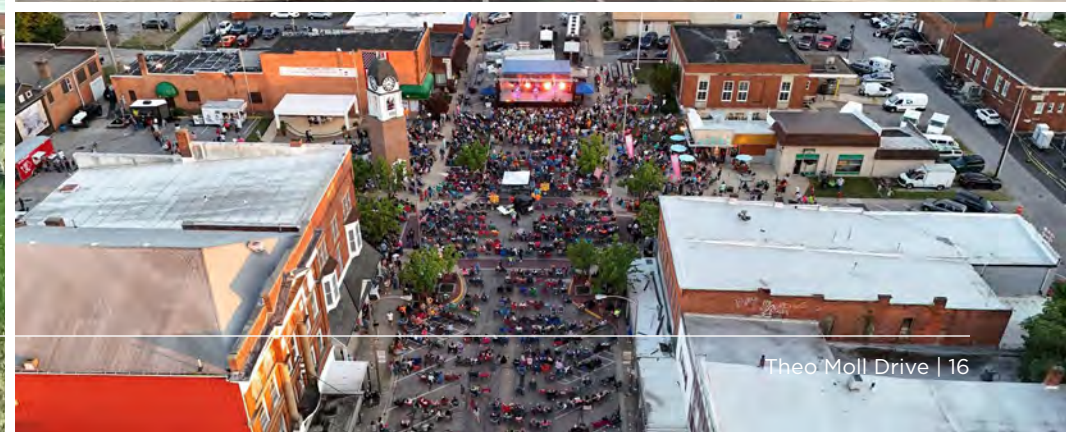
The industrial market is supported by Willard's established employers in manufacturing, healthcare, and agriculture, with companies such as Mercy Health - Willard Hospital and Pepperidge Farm anchoring the local economy. The community's focus on business-friendly policies, along with its access to regional supply chains, makes Willard an attractive location for logistics, light manufacturing, and distribution users seeking cost-effective alternatives to larger metro markets.

Demographics within a five-mile radius reflect a stable labor pool, with a population of over 12,000 residents and a median age in the upper 30s. The area includes more than 5,000 households and an average household income of \$84,000, offering a reliable workforce to support industrial operations. With its combination of connectivity, affordability, and community support, Willard presents a compelling opportunity for industrial users and investors looking for growth potential in a stable, strategically located submarket.

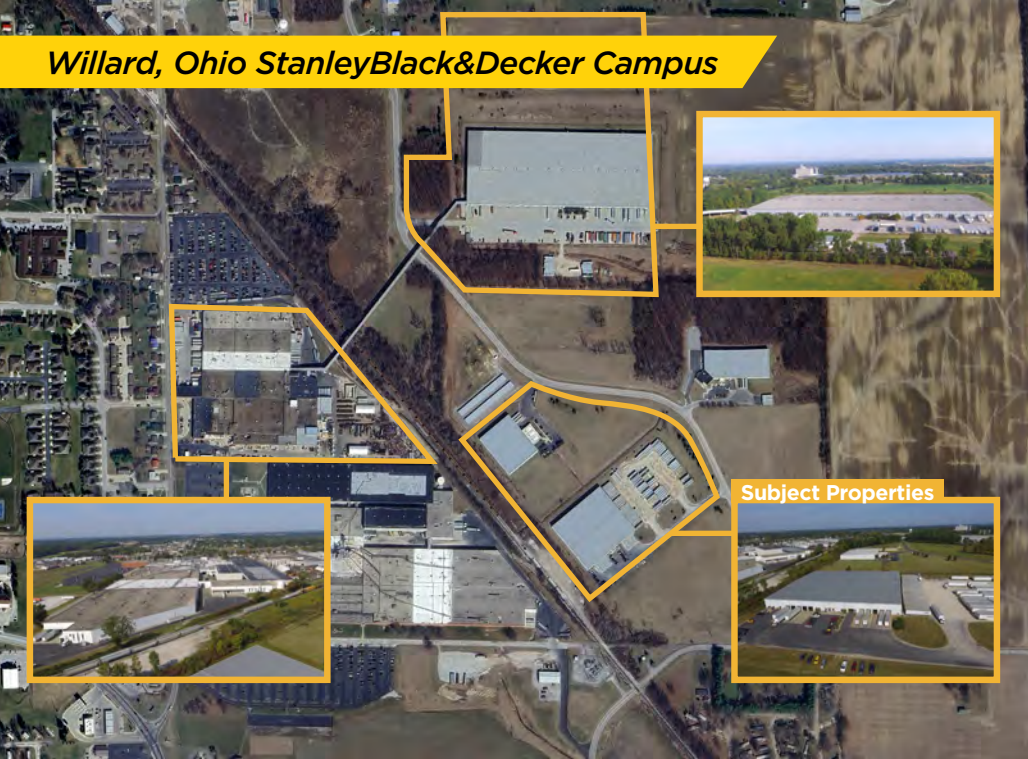
**12,621**  
Population

**39.5**  
Median Age

**\$84,312**  
Avg HH Income







# MAJOR EMPLOYERS

The area surrounding 900 + 1040 Theo Moll Drive in Willard, Ohio is anchored by a robust industrial base, especially in manufacturing, lawn & garden equipment, rubber products, and logistics. Foremost among employers is the MTD Products facility directly on Theo Moll Drive, leveraging its proximity to major railroad infrastructure (including the Willard Rail Yard of CSX) to support efficient supply chains. Supporting operations include Guardian Manufacturing, among other regional industrial and metal-fabrication firms, which contribute to local economic stability and job opportunities.

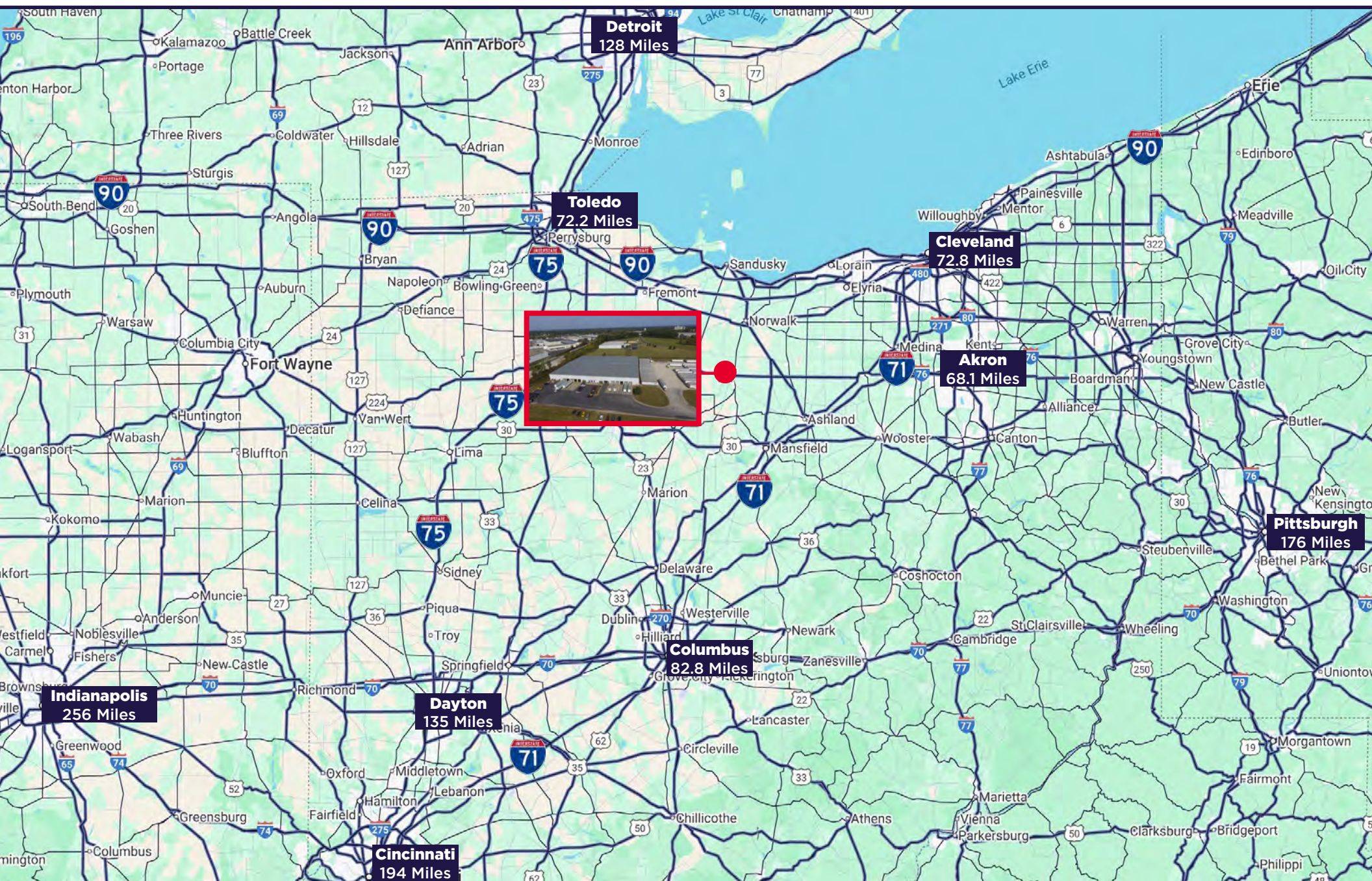
Willard benefits from transportation accessibility, including rail interchanges, major highways nearby, and central positioning in Huron County. The concentration of industrial employers provides resilience, particularly in equipment manufacturing and logistics, supporting a stable employment base even in economic downturns. Local workforce availability, lower land & facility costs, and supportive local/regional policies further enhance the location's attractiveness.



Company	Industry	Employees	Distance
Stanley Black & Decker (MTD Products)	Manufacturing	7,500	1.3 Miles
Campbell Soup Company (Pepperidge Farm)	Food Manufacturing	4,000	1.0 Miles
CSX - Willard Rail Yard	Transportation / Freight Rail	850	3.6 Miles
Lakeside Book Company	Book printing / logistics	500	1.1 Miles
Sutter / Sutton Bank	Banking	200	2.2 Miles
Guardian Manufacturing	Manufacturing / Rubber Gloves	70	1.0 Miles



# GREAT LOCATION







# FINANCIAL ANALYSIS



# FINANCIAL SUMMARY

Contact Brokers for Full Financials



Offering Memorandum Teaser

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