



CUSHMAN &
WAKEFIELD

CRESCO
Real Estate

FOR SALE

749 Miner Road

Highland Heights, Ohio 44143

A 28,700 SF single-tenant office / R&D and precision manufacturing facility, 100% leased to COTSWORKS, Inc., a wholly owned subsidiary of Moog Inc. (NYSE: MOG.A / MOG.B).

EXECUTIVE SUMMARY

A mission-critical facility backed by a global aerospace and defense platform.

Cushman & Wakefield | CRESCO Real Estate has been exclusively retained to offer for sale 749 Miner Road, a 28,700 SF single-tenant office, R&D and precision manufacturing facility situated on 3.0 acres in Highland Heights, Ohio. The property is located just off I-271 on Cleveland's east side.

The property is 100% net leased to COTSWORKS, Inc., a manufacturer of ruggedized fiber-optic components used in aerospace, military, oil and gas, and heavy industrial applications. In July 2025, COTSWORKS was acquired by Moog Inc. (NYSE: MOG.A / MOG.B), a \$3.9 billion global manufacturer of precision motion and fluid control systems, and now operates within Moog's Space and Defense segment.

COTSWORKS has operated from the property since 2006. **Since 2015, approximately \$1,190,000± has been invested in the building**, including a \$177,000± electrical service upgrade completed in 2021 to support the tenant's optical assembly operations. The tenant is responsible for maintaining the facility directly. The combination of specialized infrastructure, an established workforce and the requirements associated with its manufacturing operations makes the property an important component of the tenant's business.

The offering is priced at **\$3,950,000** (approximately \$138 per square foot) well below estimated replacement cost.



BUILDING SF
28,700 SF

LAND AREA
3.0 AC

OCCUPANCY
100%

OFFICE SF
9,500 SF

YEAR BUILT
1971

CLEAR HEIGHT
17'

INVESTMENT HIGHLIGHTS

Why 749 Miner Road?

01

Moog-Backed Tenant

COTSWORKS is a subsidiary of Moog Inc., a publicly traded global aerospace and defense manufacturer.

02

20 Years at the Property

COTSWORKS has operated from 749 Miner Road since 2006.

03

\$1.19M± Invested Since 2015

Recent improvements include upgraded electrical service, HVAC, lighting, office renovations, roofing and pavement work.

04

Limited Landlord Responsibilities

Taxes and insurance are reimbursed, while the tenant maintains the property and pays utilities directly.

05

I-271 East-Side Location

Immediate access to I-271 places the property within one of Cleveland's established employment and industrial corridors.

ASKING PRICE

\$3,950,000

PRICE/SF

\$137.63



TENANT & CREDIT PROFILE

Moog Inc. / COTSWORKS, Inc.



Moog Inc. (NYSE: MOG.A / MOG.B) is a global designer and manufacturer of precision motion and fluid control systems serving the aerospace, defense and industrial markets. Founded in 1951 and headquartered in East Aurora, New York, Moog operates through four reporting segments: Military Aircraft, Space and Defense, Commercial Aircraft and Industrial.

Moog reported fiscal 2025 net sales of approximately \$3.86 billion, up 7% year over year, with operating margin of 13.7%. The company ended the fiscal year with approximately \$3.0 billion in backlog, providing visibility into future production and revenue. Moog also generated \$128 million in free cash flow during fiscal 2025.

Moog maintains an S&P Global Ratings issuer credit rating of BB+ with a stable outlook. The company’s scale, diversified customer base, backlog and long operating history provide meaningful credit support for the lease at 749 Miner Road.

COTSWORKS, Inc., the tenant of record, designs and manufactures ruggedized fiber-optic interconnect components, transceivers and subsystems for aerospace, military and industrial applications. Moog acquired COTSWORKS in July 2025 as part of its Space and Defense segment, adding COTSWORKS’ fiber-optic capabilities to Moog’s broader aerospace and defense platform.

CREDIT SNAPSHOT - MOOG INC.

Ticker	NYSE: MOG.A / MOG.B
S&P Issuer Rating	BB+ / Stable
FY2025 Net Sales	\$3.861 Billion (+7%)
FY2024 Net Sales	\$3.609 Billion
12-Month Backlog	\$3.0 Billion (+20%)
Q4 FY25 Adj. Op. Margin	13.7%
FY2025 Free Cash Flow	\$128 Million
Q1 FY2026 Net Sales	\$1.1 Billion (+21%)
Headquarters	East Aurora, New York



CAPITAL INVESTMENT

A modernized building, already paid for

Since 2015, approximately \$1,190,000 has been invested in 749 Miner Road across the office environment, building systems, roof and site. Much of that work has been completed within the last five years and reflects the specialized requirements of COTSWORKS’ precision optical manufacturing operations.

The improvements include upgraded electrical service, full-building air conditioning, LED lighting, office and R&D renovations, fire protection, roofing and site work. Together, these investments have materially improved the functionality and condition of the building and reduce the need for significant near-term capital.

IMPROVEMENT	SCOPE	PERIOD
Electrical service upgrade — \$177,000±	800 amps, 277/480V, three-phase, four-wire	2021
Office & R&D renovations	9,500 SF of offices, labs and conference areas	2015-2024
HVAC / full-building air conditioning	Five rooftop units and four ground-mounted units	Ongoing
Carlisle membrane roof	20 year warranty	2024
LED lighting conversion	Office and manufacturing areas	Recent
Fire protection	Wet-pipe sprinkler system throughout	In place
Site & paving	45,000± SF of asphalt and 500± SF concrete entry walk	Ongoing



TENANT MAINTAINED

Per the rent roll, the tenant maintains the site. Landscaping, snow removal, trash and utilities are carried at the tenant level, and taxes and insurance are reimbursed.

PROPERTY DETAILS

Site description & building systems

SITE IMPROVEMENTS

Landscaped frontage along Miner Road includes mature trees and shrubs, three flagpoles and a ground-mounted monument sign. The site also includes approximately 500± SF of concrete sidewalk at the main entrance.

SITE DESCRIPTION

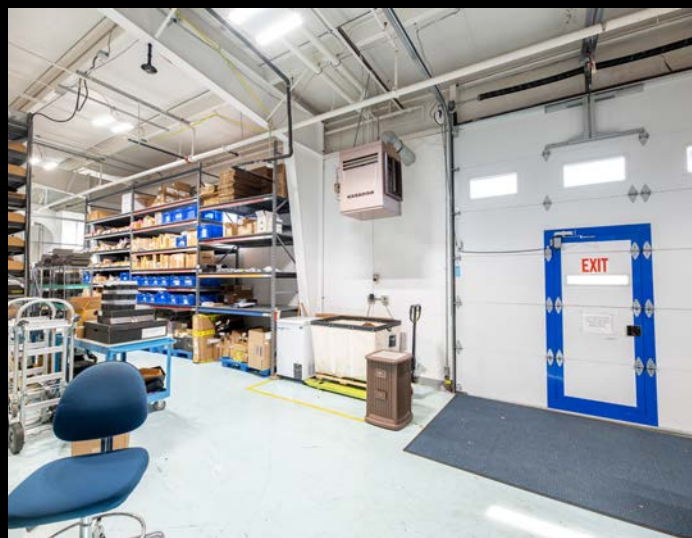
Address	749 Miner Road
Municipality	Highland Heights, OH 44143
Parcel Number	822-23-029
County	Cuyahoga
Building Area	28,700 SF
Office / R&D Area	9,500 SF
Manufacturing Area	19,200 SF
Mezzanine	1,000 SF
Floors	One (1)
Year Built / Improved	1971 / significant improvements since 2015
Land Area	3.0 Acres
Zoning	PCM
Clear Height	17'
Drive-In Doors	10' x 12'
Paved Area	45,000± SF asphalt
Restrooms	13

CONSTRUCTION & SYSTEMS

Exterior	Brick
Roof	Carlisle composition roof with insulation on front and standing seam metal roof with batt insulation on rear portions of the building
Floor	Metal deck / concrete
Power	800 amps, 277/480V 3-phase
Lighting	LED throughout
Air Conditioning	Central, full building
Heat	Forced air
HVAC Units	5 rooftop / 4 ground-mounted
Sprinkler	Wet pipe, regular density
Plumbing	Restrooms, hot water tanks
Gas	Dominion Energy
Water / Sewer	City
Highway Access	I-271 via Wilson Mills















151,009
POPULATION
(2026 | 5 MILE)

42.9
MEDIAN AGE
(2026 | 5 MILE)

68,202
HOUSEHOLDS
(2026 | 5 MILE)

\$117,923
AVG HOUSEHOLD INCOME
(2026 | 5 MILE)

6,588
TOTAL BUSINESSES
(2026 | 5 MILE)

86,966
TOTAL EMPLOYEES
(2026 | 5 MILE)

FOR SALE

749 Miner Road

Highland Heights, Ohio 44143

FOR FULL OFFERING MEMORANDUM, CONTACT:

NANCI V. FERRANTE, MCR

SENIOR VICE PRESIDENT

+1 216 525 1496

nferrante@crescorealestate.com

ALEXANDER L. RUSSO, SIOR

SENIOR VICE PRESIDENT

+1 216 525 1495

arusso@crescorealestate.com



6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
+1 216 520 1200
crescorealestate.com

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