

GENERAL BACKGROUND INFORMATION

(As available on 10/2014 - subject to change without notice)

Industrial/Trucking Building For Sale

**24881 Rockwell Drive
Euclid, OH 44117**

**1 Building Gross Square Footage 27,682 +/- SF
Real Property Located in Euclid, Ohio
Cuyahoga County**



Materials Presented by:

Ag REAL ESTATE GROUP, INC.

**Eric M. Silver, President & Broker
Eric Zimmerman, Vice President**

CONSUMER GUIDE TO AGENCY RELATIONSHIPS

Ag Real Estate Group, Inc.



We are pleased you have selected *Ag Real Estate Group, Inc.* to help you with your real estate needs. Whether you are selling, buying or leasing real estate, *Ag Real Estate Group, Inc.* can provide you with expertise and assistance. Because this may be the largest financial transaction you will enter into, it is important to understand the role of the agents and brokers with whom you are working. Below is some information that explains the various services that agents can offer and their options for working with you:

Representing the Sellers

Most sellers of real estate choose to list their home for sale with a real estate brokerage. When they do so, they sign a listing agreement that authorizes the brokerage and the listing agent to represent their interests. As the seller's agent, the brokerage and listing agent must: follow the seller's lawful instructions, be loyal to the seller, promote the seller's best interests, disclose material facts to the seller, maintain confidential information, act with reasonable skill and care, and account for any money they handle in the transaction. In rare circumstances, a listing broker may offer "subagency" to other brokerages, which would also represent the seller's interests and owe the seller these same duties.

Representing Buyers

When purchasing real estate, buyers usually choose to work with a real estate agent as well. Often the buyers want to be represented in the transaction. This is referred to as buyer's agency. A brokerage and agent that agree to represent a buyer's interest in a transaction must: follow the buyer's lawful instructions, be loyal to the buyer, promote the buyer's best interests, disclose material facts to the buyer, maintain confidential information, and account for any money they handle in the transaction.

Dual Agency

Occasionally, the same agent and brokerage that represent the seller also represent the buyer. This is referred to as dual agency. When a brokerage and its agents become "dual agents," they must maintain a neutral position in the transaction. They may not advocate the position of one client over the best interests of the other client, or disclose any confidential information to the other party without written consent.

Representing Both the Buyer & Seller

On occasion, the buyer and seller will each be represented by two different agents from the same brokerage. In this case, the agents may each represent the best interest of their respective clients. Or, depending on company policy, the agents may both act as dual agents and remain neutral in the transaction. When either of the above occurs, the brokerage will be considered a dual agent. As a dual agent, the brokerage and its managers will maintain a neutral position and cannot advocate for the position of one client over another. The brokerage will also protect the confidentiality of all parties.

For more information on agency law in Ohio, contact the Ohio Division of Real Estate & Professional Licensing at (614) 466-4100, or online at www.com.ohio.gov/real.

Working With *Ag* Real Estate Group, Inc.

Ag Real Estate Group, Inc. does represent both buyers and sellers. When *Ag* Real Estate Group, Inc. lists property for sale, all agents in the brokerage represent the seller. Likewise, when a buyer is represented by a *Ag* Real Estate Group, Inc. agent, all of the agents represent that buyer. Therefore, when a buyer represented by a *Ag* Real Estate Group, Inc. agent wishes to purchase property listed by our company, the agent(s) involved act as dual agents. This is true whether one agent is representing both parties or two separate agents are involved.

In the event that both the buyer and seller are represented by *Ag* Real Estate Group, Inc. agents, these agents and *Ag* Real Estate Group, Inc. will act as a dual agent but only if both parties agree. As a dual agent, they will treat both parties honestly, prepare and present offers at the direction of the parties, and help the parties fulfill the terms of any contract. They will not, however, disclose any confidential information that will place one party at an advantage over the other or advocate or negotiate to the detriment of either party.

If dual agency occurs, you will be asked to consent to that in writing. If you do not agree to your agent acting as a dual agent, you can seek representation from another brokerage.

As a buyer, you may also choose to represent yourself on properties *Ag* Real Estate Group, Inc. has listed. In that instance, *Ag* Real Estate Group, Inc. will represent the seller and you would represent your own best interests. Because the listing agent has a duty of full disclosure to the seller, you should not share any information with the listing agent that you would not want the seller to know.

Working With Other Brokerages

Ag Real Estate Group, Inc. does offer representation to both buyers and sellers. When *Ag* Real Estate Group, Inc. lists property for sale, it also cooperates with, and offers compensation to, other brokerages that represent buyers. *Ag* Real Estate Group, Inc. does reserve the right, in some instances, to vary the compensation it offers to other brokerages. As a seller, you should understand that just because *Ag* Real Estate Group, Inc. shares a fee with a brokerage representing the buyer, it does not mean that you will be represented by that buyer's brokerage. Instead, that company will be looking out for the buyer and *Ag* Real Estate Group, Inc. will be representing your interests.

When acting as a buyer's agent, *Ag* Real Estate Group, Inc. also accepts compensation offered by the listing broker. If the property is not listed with any broker, or the listing broker does not offer compensation, we will attempt to negotiate for a seller-paid fee.

Fair Housing Statement

It is illegal, pursuant to the Ohio Fair Housing Law, division (H) of Section 4112.02 of the Revised Code and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations, refuse to negotiate for the sale or rental of housing accommodations, or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services. It is also illegal, for profit, to induce or attempt to induce a person to sell or rent a dwelling by representations regarding the entry into the neighborhood of a person or persons belonging to one of the protected classes. (Effective: 9/29/11)

We hope you find this information to be helpful to you as you begin your real estate transaction. When you are ready to enter into a transaction, you will be given an Agency Disclosure Statement that specifically identifies the role of the agents and brokerages. Please ask questions if there is anything you do not understand.

Because it is important that you have this information, Ohio law requires that we ask you to sign below to acknowledge receipt of this pamphlet. Your signature will not obligate you to work with our company if you do not choose to do so.

Name (Please Print)

Name (Please Print)

Signature Date

Signature Date

24881 Rockwell Drive

REGISTRATION

24881 Rockwell Drive Euclid, Oh 44117

Eric M. Silver is a Real Estate Broker licensed in the State of Ohio, doing business as Ag Real Estate Group, Inc. Eric Zimmerman is a Real Estate Agent for Ag Real Estate Group, Inc., licensed in the State of Ohio.

We welcome co-brokerage participation in support of our effort to market and sell this property. Upon completion and closing of a transaction with a buyer who has been duly registered by a Buyer's agent, Seller shall pay a co-brokerage fee equal to 2.5% of the purchase price (via escrow) to a buyer's broker. **To be registered and recognized as a buyer's broker, you must complete this registration form and have received an executed copy in return prior to your client having contact with the Ag Real Estate Group, Inc. Brokers contacting the Ag Real Estate Group, Inc. after their client makes an initial contact directly to the Ag Real Estate Group, Inc. will not be recognized or compensated by the Seller. Registration will remain valid for a period of 150 days after the later date below, after which time the registration becomes null and void.**

CIRCLE ONE CHOICE: ***/ am / am not*** represented by a broker or agent.

Buyer (print and sign) Phone # Date

Buyer's Agent - Name and Phone # Date

Ag Real Estate Group, Inc. Date
By: Eric M. Silver, President and Broker

24881 Rockwell Drive

This property is owned by Stack Container Logistics LLC. and is in Receivership via an order signed by Judge Benita Y. Pearson in Case # 1:14-cv-01585 in the United States District Court, Northern District of Ohio, Eastern Division. The order is available for review upon request. The order directs the Receiver to, among other tasks, market the property for sale.

The sole purpose of **The General Background Information** included herein is to provide **general and not specific** information regarding the real property described. The Receiver has operated the property since September, 2014 and therefore has very limited information about the property and its historical operations, including expenses.

The information contained herein shall not constitute an offer to sell nor a request or solicitation of an offer to buy. No person or entity shall have any rights whatsoever to rely on this information or any other information received unless there is a mutually executed document explicitly and intentionally creating such right of reliance.

The information included herein has been secured from sources that are usually reliable however the accuracy of the information has not been verified by any of the following: The Receiver, the Broker, its agents, employees or consultants. All parties are encouraged and directed to initiate and complete (at their own expense) any and all due diligence studies that may be required in order to evaluate the quality, condition, suitability, and potential value of the property.

THE RECEIVER, BROKER, MANAGER (and any parties related in any way to them) MAKE NO WARRANTY (expressed or implied) WHATSOEVER REGARDING THE PROPERTY, THE STATUS OF ANY LITIGATION RELATED TO THE PROPERTY OR THE OWNER, OR ANY ACTION(S) OR FAILURE OF OTHERS TO TAKE ANY ACTION(S).

TOURS OR INSPECTIONS OF THE PROPERTY ARE BY PRIOR ARRANGEMENT WITH THE RECEIVER. NO PARTY HAS AUTHORIZATION TO ENTER UPON THE PROPERTY WITHOUT SPECIFIC WRITTEN PERMISSION OF THE RECEIVER. ANY AND ALL CONTEMPLATED TRANSACTIONS WILL BE COMPLETED ONLY BY APPROVAL OF THE COURT.

GENERAL BACKGROUND INFORMATION

(Included as of 10/2014)

- **Market Information**
- **Property Photos**
- **Data Sheet**
- **Property Description**
- **Location Maps**
- **Tax Map**
- **Aerial Photos**
- **Tax Abatement**
- **Demographics**
- **Zoning Use Information**
- **Property Detail Report**

Market Information

Euclid, Ohio

Euclid is a city in Cuyahoga County, Ohio, United States. It is part of the Greater Cleveland Metropolitan Area, and borders Cleveland.



Transportation

The city contains 143.065 miles of streets; 3.06 miles of Interstate 90, 1.65 miles of south spur, 262.38 miles of sewers, 139.65 mi of water mains, 2 railroads; the CSX and Norfolk Southern Railway, and 1 bus line; Greater Cleveland Regional Transit Authority

Business Resources

The City of Euclid Economic Development Division is dedicated to helping entrepreneurs locate the assistance they need to be successful within the community.

The City of Euclid, in its unique role as a neutral party/convener, is best positioned to provide the necessary leadership to improve collaborative efforts for the benefit of the business community and to implement strategies required to sustain Euclid's economic base.

Collaboration with the following regional partners among others allows us to offer a wide variety of services:

Cleveland-Cuyahoga County Port Authority

The Port Authority is a catalyst for economic development and job creation in the Northeast Ohio region, providing cost-effective access to capital for development, redevelopment and expansion of facilities. The Port Authority has the financial expertise and statutory powers to be resourceful and provide customized solutions.

Cuyahoga County Department of Development

The Department of Development provides unique and award-winning programs to help businesses. With some of the most creative programs in community development, economic development and housing the department has responded to a mandate to innovate from Cuyahoga County. The Department of Development's professional staff work with local elected officials, business leaders, small business owners, entrepreneurs, non-profits, arts and cultural organizations and universities to provide technical assistance and educational opportunities that will ensure a vibrant economic future for our region.

Euclid Chamber of Commerce

The Euclid Chamber of Commerce is an organization of businesses and professionals working together to support the economic growth of the City of Euclid. The Chamber is dedicated to enhancing business opportunities, promoting economic development, advocating business interests and needs, and encouraging community betterment activities in Euclid through innovative programming. Both large and small businesses from every profession are represented in the Chamber membership.

The Greater Cleveland Partnership

The Greater Cleveland Partnership Business Development team is committed to local companies and the community. It's about priority, and the GCP is committed to responding to Greater Cleveland's business needs.

24881 Rockwell Drive

Growth Capital Corp.

Growth Capital Corp. exists solely to help local companies get financing for capital expenditures. As specialists in lending to businesses, the Growth Capital Corp. staff offers individualized counseling and guidance through the loan application process. Growth Capital is committed to finding the right loan and the right terms to suit your financing needs.

Manufacturing Advocacy & Growth Network (MAGNET)

MAGNET provides consulting services aimed at helping companies achieve bottom-line efficiencies through increased productivity and process improvement programs while improving top-line sales through a variety of new product development and growth strategies.

Small Business Administration (SBA)

Since its founding on July 30, 1953, the U.S. Small Business Administration has delivered millions of loans, loan guarantees, contracts, counseling sessions and other forms of assistance to small businesses.

Today, the SBA has grown significantly in terms of total assistance provided and its array of programs have been tailored to encourage small enterprises in all areas. SBA's programs now include financial and federal contract procurement assistance, management assistance, and specialized outreach to women, minorities and armed forces veterans. SBA also provides loans to victims of natural disasters and specialized advice and assistance in international trade.

TeamNEO

TeamNEO advances Northeast Ohio's economy by: marketing the region's many assets; attracting new businesses from around the world; building collaboration among the 18-county region's economic development organizations; and, linking the region to the state's JobsOhio program.

JumpStart

JumpStart is a nonprofit venture development organization committed to accelerating the success of diverse entrepreneurs. The organization directly supports Northeast Ohio entrepreneurs leading high growth companies by providing intensive business assistance and, in some cases, intensive business assistance coupled with investment. We support innovative, technology-based ventures that have the potential to contribute to the regional economy by generating revenue, taxes and new jobs. These companies tend to be in the healthcare, cleantech (advanced materials and advanced energy) and information technology industries. They operate in global markets, possess protectable ideas and the potential to generate significant revenue.

Incentives

STATE INCENTIVES

The State of Ohio offers a myriad of services and economic incentives to Ohio business in an effort to encourage high-wage job growth and capital investment including tax credits for quality jobs, job training assistance, and tax credits for renewable energy projects and research and development activities. For information about business support and development services offered through the State of Ohio please visit <http://jobs-ohio.com>

For more information contact Jim Sonnhalter, Community Projects Manager at (216) 289-8147 or by [E-mail jsonnhalter@cityofeuclid.com](mailto:jsonnhalter@cityofeuclid.com).

The above content was found on: http://en.wikipedia.org/wiki/Euclid,_Ohio, <http://www.cityofeuclid.com>

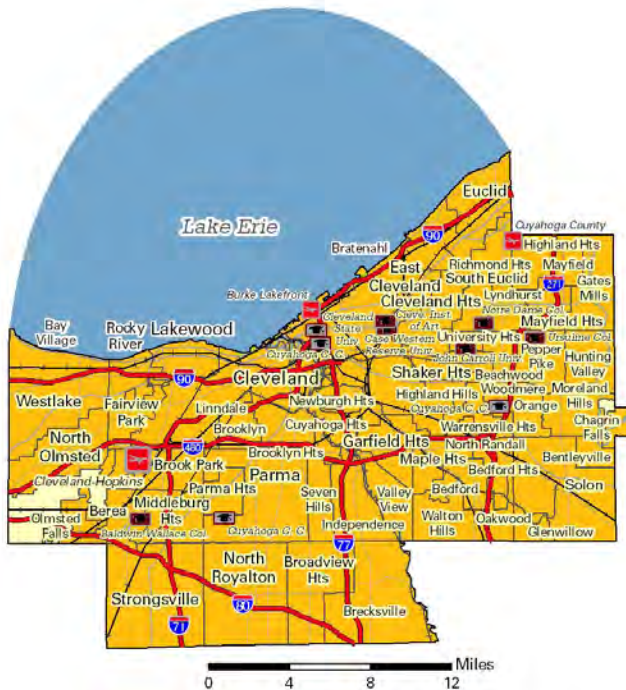
Ohio County Profiles

Prepared by the Office of Policy, Research and Strategic Planning



Cuyahoga County

Established: Act - June 7, 1807
2013 Population: 1,263,154
Land Area: 458.3 square miles
County Seat: Cleveland City
Named for: Native American word meaning "crooked"



Taxes

Taxable value of real property	\$26,827,430,860
Residential	\$18,476,921,710
Agriculture	\$8,393,310
Industrial	\$1,185,049,860
Commercial	\$7,150,552,210
Mineral	\$6,513,770
Ohio income tax liability	\$998,537,672
Average per return	\$1,752.19

Land Use/Land Cover

Percent

Urban (Residential/Commercial/Industrial/Transportation and Urban Grasses)	66.85%
Cropland	0.99%
Pasture	0.03%
Forest	30.95%
Open Water	0.65%
Wetlands (Wooded/Herbaceous)	0.37%
Bare/Mines	0.17%

Largest Places

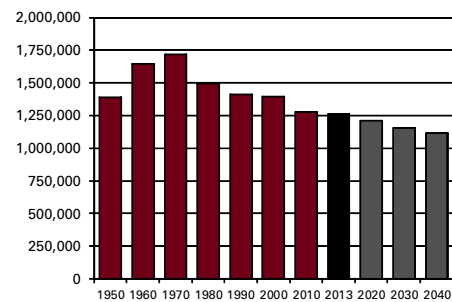
Est. 2013 Census 2010

Cleveland city	390,113	396,815
Parma city	80,429	81,601
Lakewood city	51,143	52,131
Euclid city	48,139	48,920
Cleveland Heights city	45,394	46,121
Strongsville city	44,730	44,750
Westlake city	32,471	32,729
North Olmsted city	32,292	32,718
North Royalton city	30,367	30,444
Garfield Heights city	28,378	28,849

UB: Unincorporated balance.

Total Population

Census			Estimated
1800		1910	637,425
1810	1,459	1920	943,495
1820	6,328	1930	1,201,455
1830	10,373	1940	1,217,250
1840	26,506	1950	1,389,532
1850	48,099	1960	1,647,895
1860	78,033	1970	1,721,300
1870	132,010	1980	1,498,400
1880	196,943	1990	1,412,140
1890	309,970	2000	1,393,978
1900	439,120	2010	1,280,122
		2011	1,270,098
		2012	1,266,049
		2013	1,263,154
		Projected	
		2020	1,209,550
		2030	1,154,210
		2040	1,113,950



Ohio County Profiles

Cuyahoga County

Population by Race	Number	Percent
ACS Total Population	1,278,024	100.0%
White	824,432	64.5%
African-American	378,771	29.6%
Native American	2,604	0.2%
Asian	33,783	2.6%
Pacific Islander	234	0.0%
Other	12,906	1.0%
Two or More Races	25,294	2.0%
Hispanic (may be of any race)	61,370	4.8%
Total Minority	493,080	38.6%

Educational Attainment	Number	Percent
Persons 25 years and over	876,191	100.0%
No high school diploma	113,365	12.9%
High school graduate	253,759	29.0%
Some college, no degree	194,997	22.3%
Associate degree	59,459	6.8%
Bachelor's degree	152,794	17.4%
Master's degree or higher	101,817	11.6%

Family Type by Employment Status	Number	Percent
Total Families	312,525	100.0%
Married couple, husband and wife in labor force	113,240	36.2%
Married couple, husband in labor force, wife not	38,809	12.4%
Married couple, wife in labor force, husband not	16,961	5.4%
Married couple, husband and wife not in labor force	35,670	11.4%
Male householder, in labor force	16,316	5.2%
Male householder, not in labor force	5,726	1.8%
Female householder, in labor force	60,317	19.3%
Female householder, not in labor force	25,486	8.2%

Household Income	Number	Percent
Total Households	534,899	100.0%
Less than \$10,000	56,202	10.5%
\$10,000 to \$19,999	70,762	13.2%
\$20,000 to \$29,999	63,041	11.8%
\$30,000 to \$39,999	56,488	10.6%
\$40,000 to \$49,999	49,269	9.2%
\$50,000 to \$59,999	40,518	7.6%
\$60,000 to \$74,999	50,858	9.5%
\$75,000 to \$99,999	55,924	10.5%
\$100,000 to \$149,999	54,995	10.3%
\$150,000 to \$199,999	18,290	3.4%
\$200,000 or more	18,552	3.5%
Median household income	\$43,861	

Percentages may not sum to 100% due to rounding.

Population by Age	Number	Percent
ACS Total Population	1,278,024	100.0%
Under 5 years	74,364	5.8%
5 to 17 years	214,638	16.8%
18 to 24 years	112,831	8.8%
25 to 44 years	317,870	24.9%
45 to 64 years	359,242	28.1%
65 years and more	199,079	15.6%
Median Age	40.2	

Family Type by Presence of Own Children Under 18	Number	Percent
Total Families	312,525	100.0%
Married-couple families with own children	78,065	25.0%
Male householder, no wife present, with own children	9,603	3.1%
Female householder, no husband present, with own children	49,080	15.7%
Families with no own children	175,777	56.2%

Poverty Status of Families By Family Type by Presence Of Related Children	Number	Percent
Total Families	312,525	100.0%
Family income above poverty level	270,002	86.4%
Family income below poverty level	42,523	13.6%
Married couple, with related children	5,064	1.6%
Male householder, no wife present, with related children	2,959	0.9%
Female householder, no husband present, with related children	25,125	8.0%
Families with no related children	9,375	3.0%

Ratio of Income To Poverty Level	Number	Percent
Population for whom poverty status is determined	1,253,110	100.0%
Below 50% of poverty level	105,067	8.4%
50% to 99% of poverty level	116,214	9.3%
100% to 149% of poverty level	114,923	9.2%
150% to 199% of poverty level	116,142	9.3%
200% of poverty level or more	800,764	63.9%

Geographical Mobility	Number	Percent
Population aged 1 year and older	1,264,395	100.0%
Same house as previous year	1,077,096	85.2%
Different house, same county	142,580	11.3%
Different county, same state	21,082	1.7%
Different state	17,970	1.4%
Abroad	5,667	0.4%

Ohio County Profiles

Cuyahoga County

Travel Time To Work

	Number	Percent
Workers 16 years and over	549,357	100.0%
Less than 15 minutes	133,649	24.3%
15 to 29 minutes	233,400	42.5%
30 to 44 minutes	127,568	23.2%
45 to 59 minutes	30,650	5.6%
60 minutes or more	24,090	4.4%
Mean travel time	23.9 minutes	

Housing Units

	Number	Percent
Total housing units	621,184	100.0%
Occupied housing units	534,899	86.1%
Owner occupied	327,514	61.2%
Renter occupied	207,385	38.8%
Vacant housing units	86,285	13.9%

Year Structure Built

	Number	Percent
Total housing units	621,184	100.0%
Built 2010 or later	519	0.1%
Built 2000 to 2009	25,436	4.1%
Built 1990 to 1999	33,720	5.4%
Built 1980 to 1989	33,436	5.4%
Built 1970 to 1979	60,812	9.8%
Built 1960 to 1969	82,102	13.2%
Built 1950 to 1959	128,309	20.7%
Built 1940 to 1949	65,188	10.5%
Built 1939 or earlier	191,662	30.9%
Median year built	1954	

Value for Specified Owner-Occupied Housing Units

	Number	Percent
Specified owner-occupied housing units	327,514	100.0%
Less than \$20,000	6,951	2.1%
\$20,000 to \$39,999	9,490	2.9%
\$40,000 to \$59,999	17,858	5.5%
\$60,000 to \$79,999	28,755	8.8%
\$80,000 to \$99,999	42,459	13.0%
\$100,000 to \$124,999	48,823	14.9%
\$125,000 to \$149,999	40,260	12.3%
\$150,000 to \$199,999	57,137	17.4%
\$200,000 to \$299,999	44,719	13.7%
\$300,000 to \$499,999	21,862	6.7%
\$500,000 to \$999,999	7,465	2.3%
\$1,000,000 or more	1,735	0.5%
Median value	\$130,900	

House Heating Fuel

	Number	Percent
Occupied housing units	534,899	100.0%
Utility gas	458,957	85.8%
Bottled, tank or LP gas	4,100	0.8%
Electricity	62,212	11.6%
Fuel oil, kerosene, etc	1,663	0.3%
Coal, coke or wood	920	0.2%
Solar energy or other fuel	4,398	0.8%
No fuel used	2,649	0.5%

Percentages may not sum to 100% due to rounding.

Gross Rent

	Number	Percent
Specified renter-occupied housing units	207,385	100.0%
Less than \$100	3,129	1.5%
\$100 to \$199	5,180	2.5%
\$200 to \$299	8,047	3.9%
\$300 to \$399	6,454	3.1%
\$400 to \$499	12,767	6.2%
\$500 to \$599	24,280	11.7%
\$600 to \$699	31,415	15.1%
\$700 to \$799	29,151	14.1%
\$800 to \$899	23,504	11.3%
\$900 to \$999	15,515	7.5%
\$1,000 to \$1,499	31,545	15.2%
\$1,500 or more	8,102	3.9%
No cash rent	8,296	4.0%
Median gross rent	\$726	
Median gross rent as a percentage of household income	31.6	

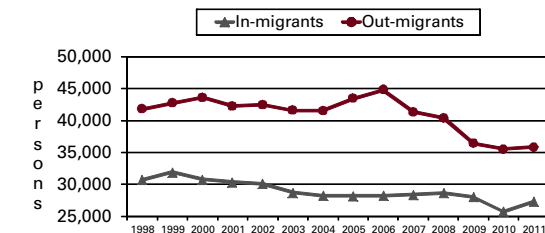
Selected Monthly Owner Costs for Specified Owner-Occupied Housing Units

	Number	Percent
Specified owner-occupied housing units with a mortgage	219,915	100.0%
Less than \$400	1,661	0.8%
\$400 to \$599	6,340	2.9%
\$600 to \$799	15,367	7.0%
\$800 to \$999	25,532	11.6%
\$1,000 to \$1,249	41,636	18.9%
\$1,250 to \$1,499	38,317	17.4%
\$1,500 to \$1,999	47,675	21.7%
\$2,000 to \$2,999	30,840	14.0%
\$3,000 or more	12,547	5.7%
Median monthly owners cost	\$1,377	
Median monthly owners cost as a percentage of household income	24.4	

Vital Statistics

	Number	Rate
Births / rate per 1,000 women aged 15 to 44	15,041	60.7
Teen births / rate per 1,000 females 15-19	1,621	36.5
Deaths / rate per 100,000 population	13,349	1,042.8
Marriages / rate per 1,000 population	6,414	5.0
Divorces / rate per 1,000 population	4,036	3.2

Migration



Ohio County Profiles

Cuyahoga County

Agriculture

Land in farms (acres)	2,608
Number of farms	114
Average size (acres)	23
Total cash receipts	\$10,215,000
Per farm	\$89,606
Receipts for crops	\$10,061,000
Receipts for livestock/products	\$154,000

Education

Public schools buildings	369
Students (Average Daily Membership)	169,770
Teachers (Full Time Equivalent)	11,732.9
Expenditures per student	\$13,052
Graduation rate	73.2
Non-public schools	134
Students	35,444
4-year public universities	1
Branches	0
2-year public colleges/satellites	3
Private universities and colleges	5
Public libraries (Main / Branches)	9 / 63

Transportation

Registered motor vehicles	1,047,979
Passenger cars	869,938
Noncommercial trucks	61,955
Total license revenue	\$26,012,162.85
Interstate highway miles	132.00
Turnpike miles	18.83
U.S. highway miles	107.12
State highway miles	232.49
County, township, and municipal road miles	4,329.09
Commercial airports	3

Health Care

Physicians (MDs & DOs)	6,886
Registered hospitals	22
Number of beds	7,525
Licensed nursing homes	97
Number of beds	11,771
Licensed residential care	68
Number of beds	5,969
Persons with health insurance (Aged 0 to 64)	86.2%
Adults with insurance (Aged 18 to 64)	83.1%
Children with insurance (Aged Under 19)	94.5%

Communications

Television stations	8
Radio stations	28
Daily newspapers	1
Circulation	293,139
Weekly newspapers	2
Circulation	19,172

Crime

Total crimes reported in Uniform Crime Report	43,427
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Finance

FDIC insured financial institutions (HQs)	8
Assets (000)	\$101,966,062
Branch offices	442
Institutions represented	28

Transfer Payments

Total transfer payments	\$11,278,725,000
Payments to individuals	\$11,020,377,000
Retirement and disability	\$3,794,579,000
Medical payments	\$4,974,004,000
Income maintenance (Supplemental SSI, family assistance, food stamps, etc)	\$1,477,664,000
Unemployment benefits	\$266,882,000
Veterans benefits	\$221,691,000
Federal education and training assistance	\$277,361,000
Other payments to individuals	\$8,196,000
Total personal income	\$58,299,020,000
Dependency ratio	19.3%
(Percent of income from transfer payments)	

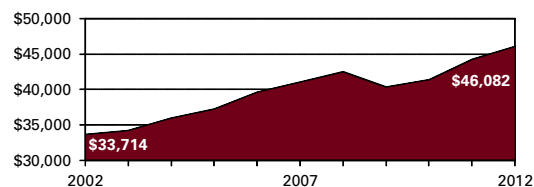
Voting

Number of registered voters	927,996
Voted in 2010 election	650,387
Percent turnout	70.1%

State Parks, Forests, Nature Preserves, And Wildlife Areas

Areas/Facilities	0
Acreage	0.00

Per Capita Personal Income



24881 Rockwell Drive

Property Photos



24881 Rockwell Drive

Property Photos

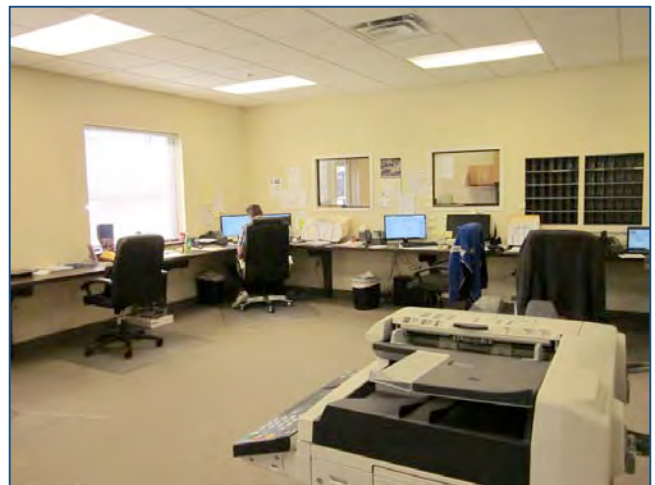
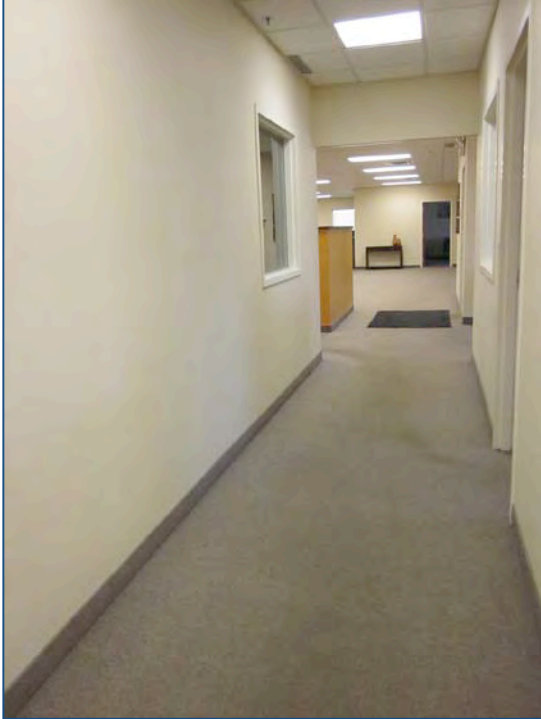


24881 Rockwell Drive

Property Photos



Property Photos



24881 Rockwell Drive

Data Sheet

24881 Rockwell Drive Euclid, OH

The Property

Property:	Industrial/Trucking Building
Address:	24881 Rockwell Drive Euclid, OH 44117
Zoning:	U6 Industrial & Manufacturing District
Lot Size:	On 8.5 acres with 636.99 +/- frontage on Rockwell Drive
Parcel Number:	647-27-002

Building

Number of Buildings:	1
Number of Stories:	Office 1; Warehouse 2 with 21' +/- clear height
Year Built:	2007
Gross Building Square Footage:	10,733 SF Warehouse 8,440 SF Repair 8,509 SF Office
	<hr/>
	27,682 SF +/- Total

Utilities

Water:	Municipal
Sewer:	Municipal
Electric:	CEI
Gas:	Dominion

**All information to be verified by potential purchaser.*

Property Description

Foundation:	Concrete wall and column footings.
Structural Floor:	The office section consists of 4" reinforced concrete and the shop and warehouse consist of 7" reinforced concrete with both consisting of 6x6wmm on a 6 mil vapor barrier over a 4" to 5" stone base.
Framing:	The office section consists of a combination of masonry load bearing walls and interior I-beam roof supports. The warehouse and shop areas consist of a pre-fabricated metal truss system with bay spacing measuring 30' north to south with a 70' clear span in the shop section with bay spacing measuring 60' east to west in the warehouse with a clear span for the shop.
Exterior Walls:	<p>The office section consists of brick and split block walls with window sash consisting of bronzed anodized aluminum frames and thermopane windows. The office entrance consists of two plate glass entrance doors beneath a canopied area.</p> <p>The warehouse and shop sections consist of an initial course of approximately 8' of concrete block with the remainder being a metal sandwich panel. The northern wall is designed as a "blow out" wall for potential future expansion.</p>
Overhead Doors:	All overhead doors are located along the west elevation. The warehouse area finds three, 9' x 10' truck dock height doors with levelers and one, 14' x 14' drive-in door. The shop area is accessed by two, 14' x 14' drive-in doors.
Roof Structure:	The office section has a rubberized EDPM roof over insulation supported by steel bar joist. The warehouse and shop sections find a pitched, standing seam metal roof with insulation supported by a prefabricated truss system.

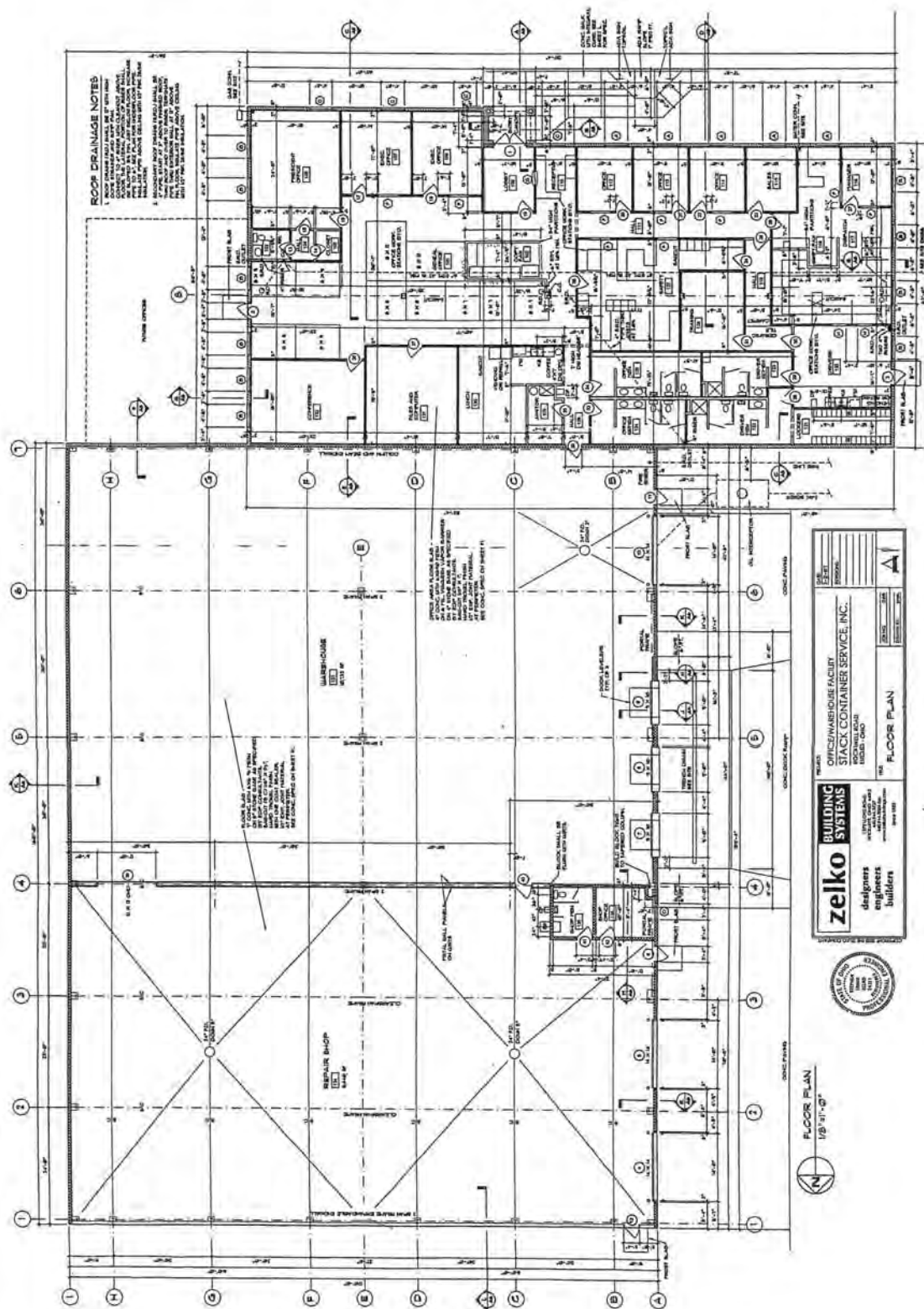
Property Description

Mechanical Equipment

Electrical Service:	Adequate conduit service provided by 300 KVA transformer providing 480/277 volt, three-phase, four-wire service throughout.
HVAC:	The office section finds a series of three, gas-fired, rooftop package HVAC units. The warehouse area has one floor-mounted furnace and the shop has a radiant tube system. The shop and warehouse have a flow-thru ventilation system to facilitate truck exhaust.
Plumbing:	Restrooms and kitchen facilities as previously described plus associated hot water tanks and water fountains.
Sprinkler System:	Wet-pipe sprinkler system

Site Improvements

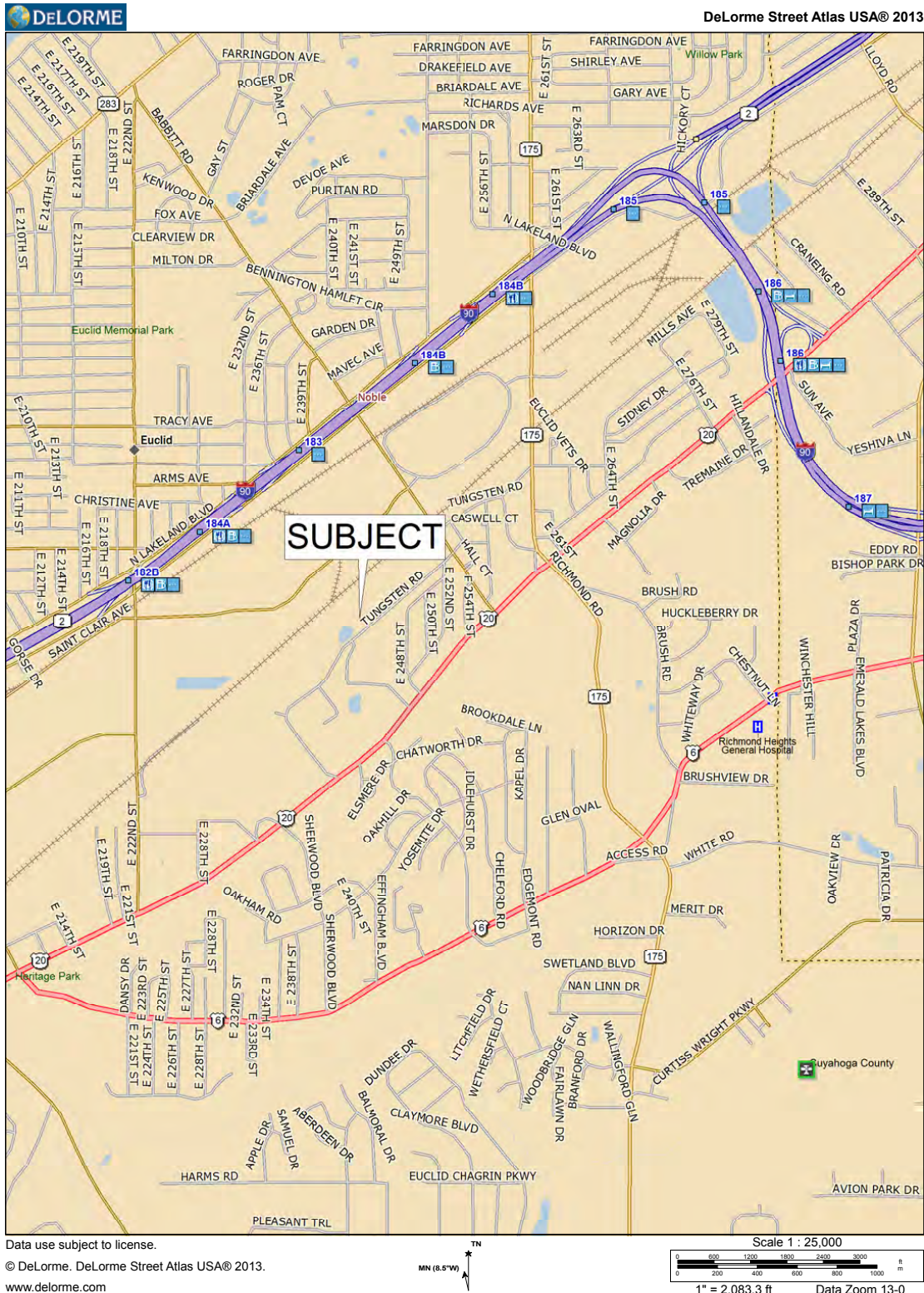
Concrete Paving:	Approximately 11,000 square feet of concrete paving primarily adjacent to the truck docks.
Asphalt Paving:	Approximately 147,000 square feet of relatively heavy duty asphalt paving providing parking for spaces for 51 cars adjacent to the office; 18 in the rear parking lot as well as 120 semi-trailers.
Landscaping:	Landscaped yard areas found along Rockwell Drive with a detention basin in the southwest yard area. Landscaping finds a variety of deciduous and evergreen type trees along the office elevations. The northeast yard area finds scrub growth.
Miscellaneous:	Approximately 1,600 l.f. of 6' high cyclone fencing with an automatic security gate surrounding the rear yard area



**Floor Plan for representation purposes only. All data to be field verified by buyer.*

24881 Rockwell Drive

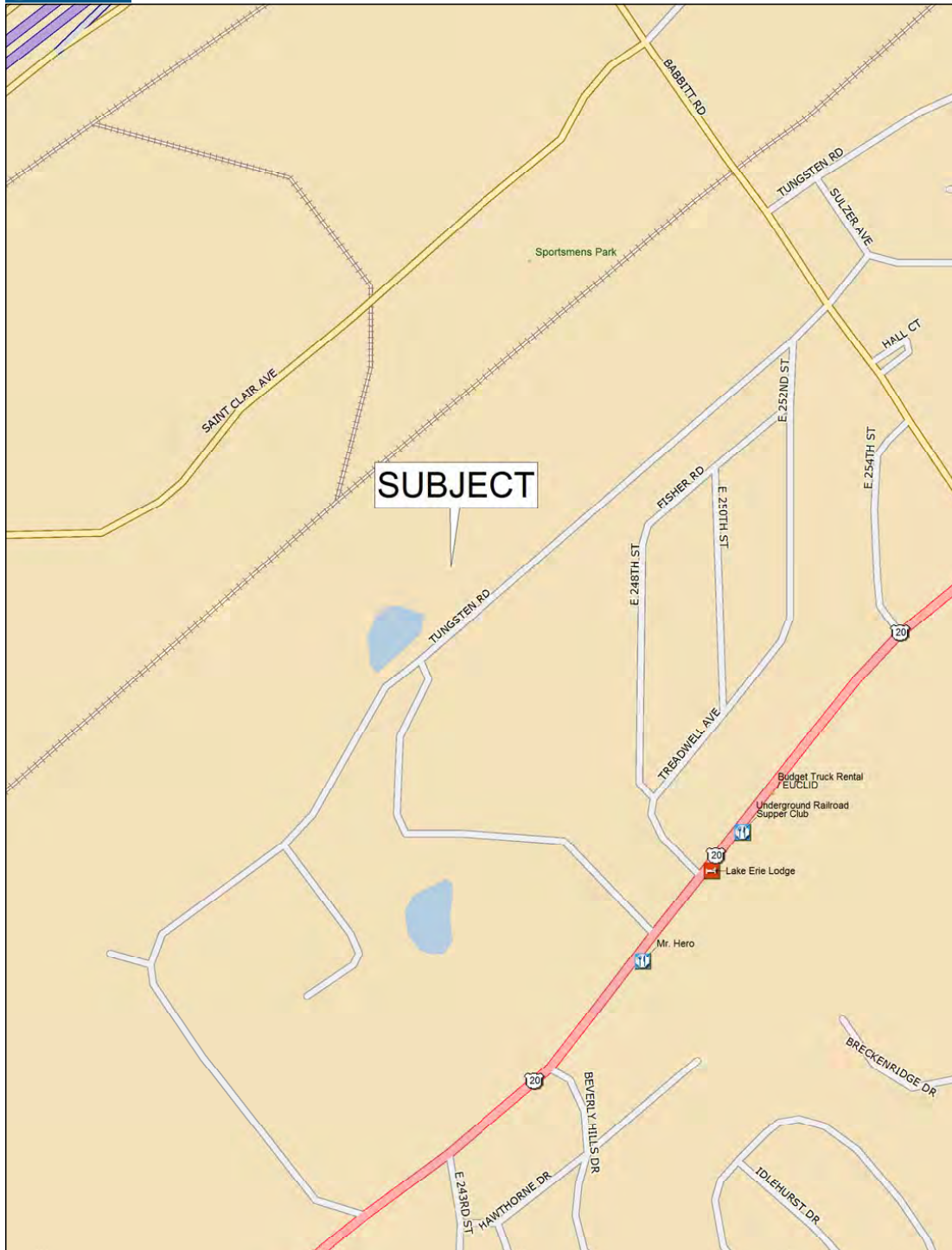
Location Map



Location Map



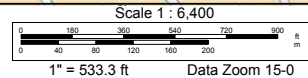
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24881 Rockwell Drive

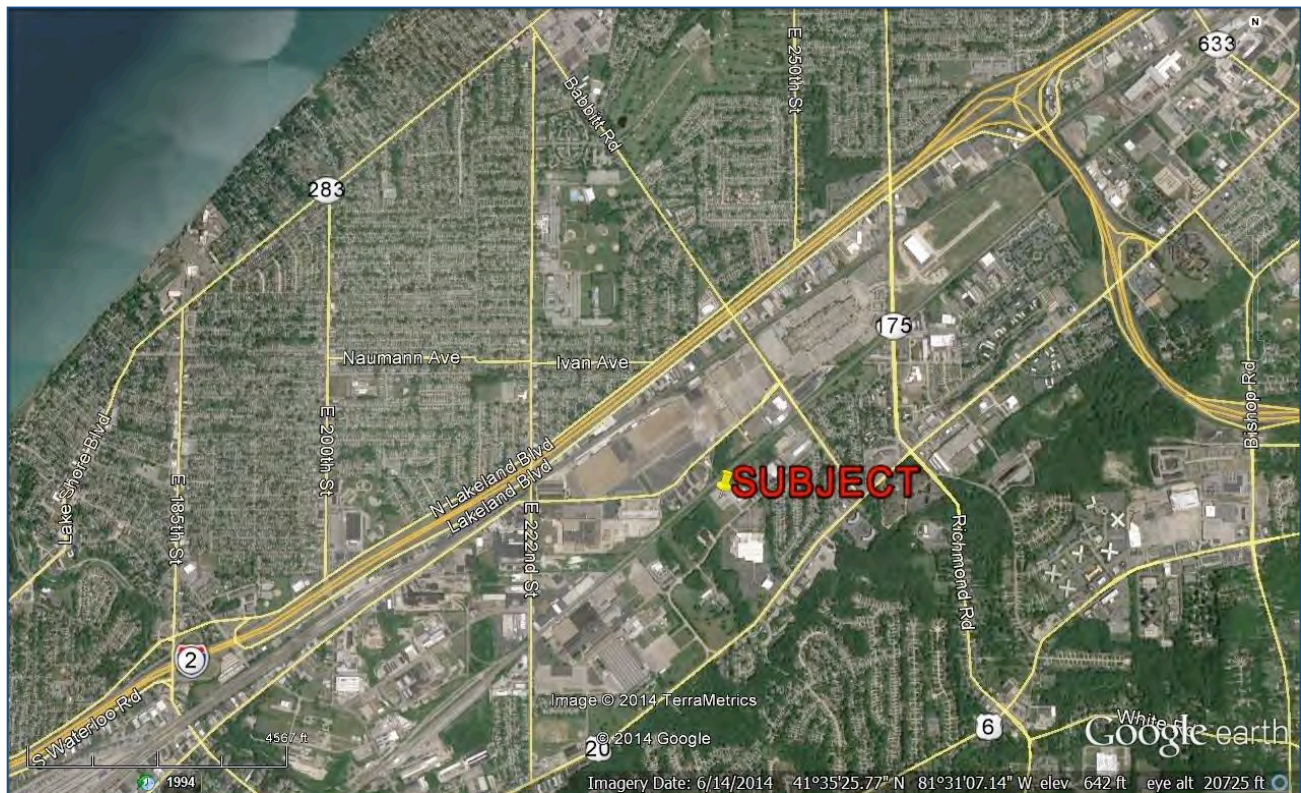
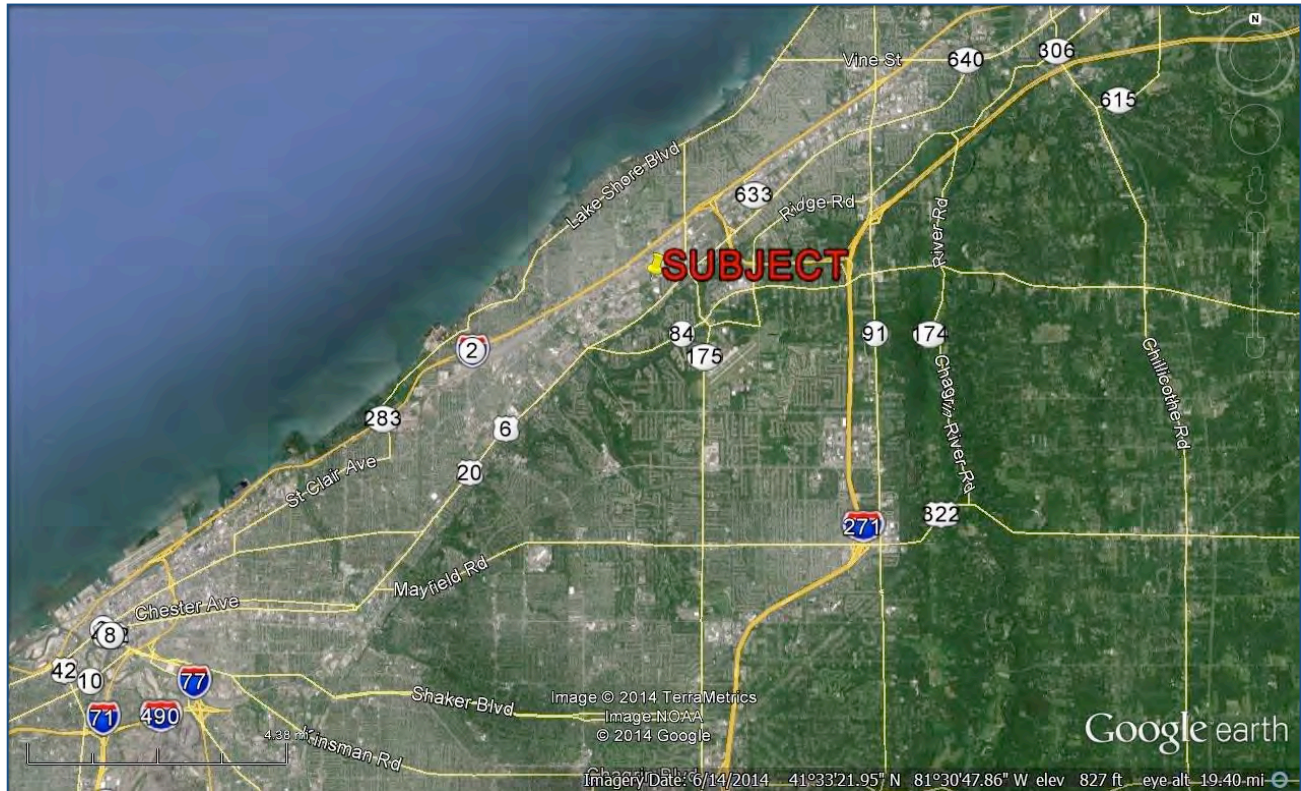
Tax Map



**Lines shown are approximate and are to be verified by survey.*

24881 Rockwell Drive

Aerial Photos



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Aerial Photos



Tax Abatement

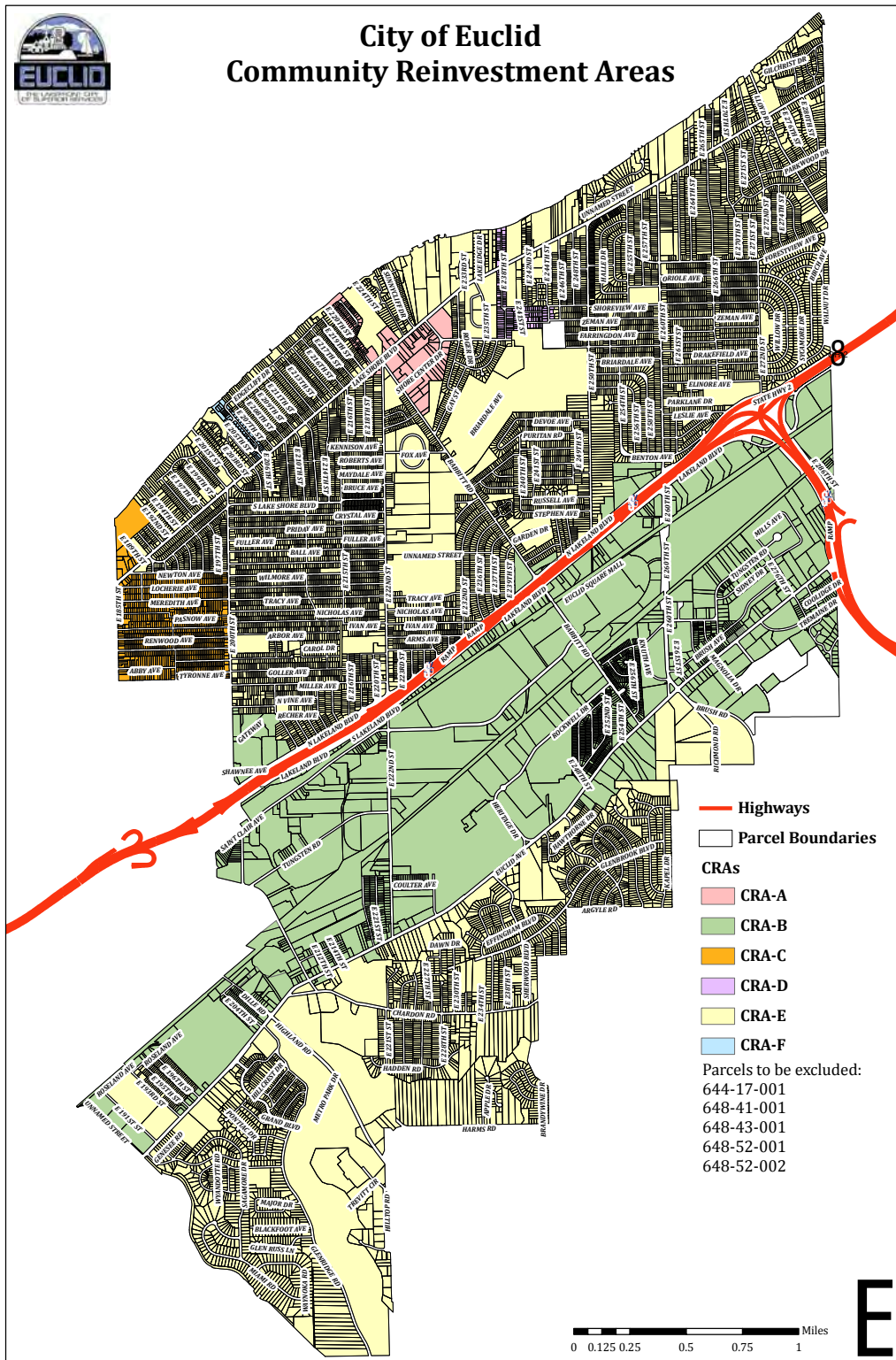
Resolution #40-1994 – March 7, 1994
Amended by Res. #31-2004 – March 1, 2004
Amended by Res. #115-2008 – May 5, 2008

CRA-B	TYPE of STRUCTURE	MINIMUM COST	TAX ABATEMENT PERIOD
Section A	<u>Remodeling</u> of Existing 1 & 2 Family Dwellings	\$2,500.00 -	7 Years
Section B	<u>Remodeling</u> Existing Residential More than 2 units and Commercial/Industrial	\$5,000.00	7 Years
Section C	<u>New</u> Construction Residential Commercial/Industrial	No Minimum	15 Years

**Property currently benefits from Tax Abatement expiring in 2022. See City of Euclid for potential opportunities to transfer abatement.*

Contact receiver for more details.

24881 Rockwell Drive



Created By: City of Euclid, CS&ED
Date Created: 07/17/2009
Data Sources: City of Euclid
Cuyahoga County Auditor's Office
Datum: NAD 83

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Demographics

Economic and Demographic Trends			
	Cleveland CSA	Cuyahoga County	City of Euclid
Population			
1990 Census	2,859,644	1,412,140	54,875
2000 Census	2,945,831	1,393,978	52,717
2010 Census	2,881,937	1,280,122	48,920
2012 Estimate	2,866,186	1,265,111	48,281
Percent Change 1990-2000	3.0%	-1.3%	-3.9%
Percent Change 2000-2010	-2.2%	-8.2%	-7.2%
Percent Change 2010-2012	-0.5%	-1.2%	-1.3%
Employment			
Labor Force (May 2013)	1,463,600	618,000	24,500
Unemployment Rate (May 2013)	6.8%	7.0%	7.6%
Income			
Median HH Income (2007-11)	\$48,888	\$44,088	\$37,600
Per Capita Income (2007-11)	\$27,065	\$26,810	\$22,620
Percent Below Poverty (2007-11)	14.6%	17.1%	17.0%
Education			
Percent H.S. Graduate (2007-11)	88.5%	86.7%	87.1%
Percent College Graduate (2007-11)	27.1%	28.6%	19.7%
Housing			
Households (2007-11)	1,168,359	537,203	22,344
Home Ownership Rate (2007-11)	68.0%	61.6%	52.8%
Persons per Household (2007-11)	2.42	2.34	2.17
Median Home Value (2007-11)	\$144,866	\$134,900	\$105,100
Source: U.S. Census Bureau: State and County Quick Facts; Ohio Bureau of Labor Market Information			

Zoning Information

Zoning

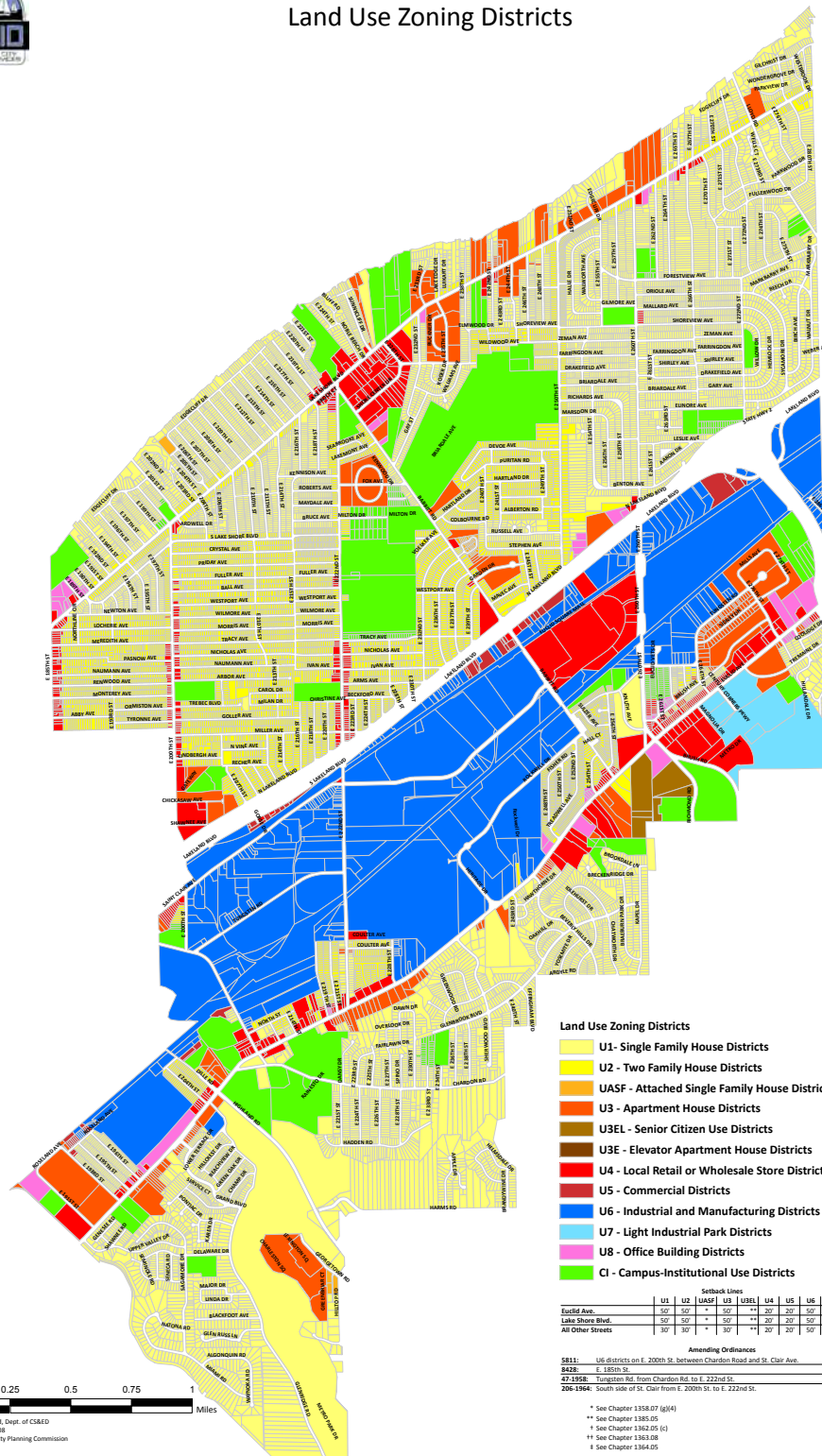
The subject property is located in a U-6, Industrial and Manufacturing District as delineated by the City of Euclid in Chapter 1361 of the zoning code. Permitted uses under a U-6 classification allow for any trade industry or use except those expressly prohibited or one which is injurious, hazardous, noxious or offensive by reason of emission odor, dust, smoke, gas, vibration or noise. The minimum setback from the street right-of-way is 50 feet.

The subject property, consisting of a single-user, office/ warehouse on the primary parcel, is a legally conforming use under the zoning code.

24881 Rockwell Drive



City of Euclid Land Use Zoning Districts



Created by: City of Euclid, Dept. of CS&ED
Date: September 16, 2008
Source: Cuyahoga County Planning Commission
Datum: NAD 1983

24881 Rockwell Drive

1359.03 PERMITTED USES

1359.03 PERMITTED USES			
LAND USE CATEGORY	Class U4 Retail and Services	Class U5 General Commercial District	1361 Class U6 General Industrial District
(a) Offices			
(1) Administrative and professional offices including but not limited to accounting, clerical, drafting executive, financial, governmental, public utility offices, and other similar types of office uses	P	P	P
(2) Financial institutions, banks, real estate offices and other offices that accommodate frequent walk-in customers, but not including non-charter financial establishments	P	P	
(3) Medical, dental, and other health service offices	P	P	
(4) Research and development laboratories or testing offices		P	P
(b) Retail/Services			
(1) Retail establishments in completely enclosed building except as otherwise regulated below	P	P	
(2) Personal service establishment including barber, beauty shops except as otherwise regulated below	P	P	

24881 Rockwell Drive

(3) Animal clinic with all operations in a completely enclosed building	P	P	
(4) Animal clinic with outside run or kennel, see also Section 1359.06(a)	C	C	
(5) Business equipment and supplies, including self-service printing services	P	P	
(6) Business school	P	P	P
(7) Check-cashing nonchartered financial establishment, see also Section 1359.06(s)	C	C	
(8) Crematorium, see also Section 1359.06(b)	C	C	P

1359.03 PERMITTED USES			
LAND USE CATEGORY	Class U4 Retail and Services	Class U5 General Commercial District	1361 Class U6 General Industrial District

(9) Drive-through facility in association with a permitted use, see also Section 1359.06(d)	C	C	
(10) Dry cleaning counter service	P	P	
(11) Funeral home, mortuary, see also Section 1359.06(e)	C	P	
(12) Furniture, home furnishing, office equipment and office supplies store	P	P	
(13) Motels, hotels, see also Section 1359.06(i)	C	P	

24881 Rockwell Drive

(14) Outdoor dining in association with a permitted use, see also Section 1359.06(j)	C	C	
(15) Outdoor display of items for sale, except motor vehicles, in association with a permitted use, see also Section 1359.06(k)	C	P	
(16) Pawn shop, see also Section 1359.06(s)	C	C	
(17) Repair shops for personal items such as shoes, watch, camera	P	P	
(18) Restaurant in completely enclosed building (including ice cream parlor, coffee shop)	P	P	
(19) Retail plant nursery and garden supply business, see also Section 1359.06(n)	C	P	
(20) Self-serve laundry facility	P	P	
(21) Studios for instruction	P	P	
(22) Tattoo parlor, branding parlor, body piercing, see also Section 1359.06(s)	C	C	
(23) Trade school		C	P
(24) Establishments engaged in sale of deadly weapons, in compliance with Chapter 785		C	
(25) Sweepstakes Terminal Café	P	P	
(26) Adult uses		As regulated in Chapter 1395	
(c) <u>Motor Vehicle/ Transportation</u>			
(1) Ambulance service		P	P

24881 Rockwell Drive

(2) Automobile service facility, see also Section 1359.06(f)	C	P	P
(3) Car wash facility, see also Section 1359.06(f)		P	
(4) Gasoline station, see also Section 1359.06(f)	C	P	

1359.03 <i>PERMITTED USES</i>			
<i>LAND USE CATEGORY</i>	<i>Class U4 Retail and Services</i>	<i>Class U5 General Commercial District</i>	<i>1361 Class U6 General Industrial District</i>

(5) Heavy duty truck and/or boat sales, service and repair, see also Section 1359.06(g)		C	C
(6) Major repair facility for motor vehicles (includes painting, body shops, engine repair shops, transmission shops), see also Section 1359.06(g)		C	P
(7) Parking lot as principal use	C		
(8) Parking structure as principal or accessory use	C		
(9) Rental of automobiles and small trucks	C	P	P
(10) Sales or lease of new automobiles and small trucks, see also Section 1359.06(p)	C	P	P
(11) Sales or lease of used automobiles and small trucks, see also Section 1359.06(q)	C	P	P
(12) Towing/wrecker service			P

24881 Rockwell Drive

(13) Transit garage, see also Section 1359.06(t)			P
(d) <u>Entertainment, Recreation, Community Facility</u>			
(1) Assembly halls, lodges and membership clubs, including churches/religious assembly, provided the use is located on a lot size of one acre or more, and in a freestanding building	P	P	
(2) Cultural institution including museum, gallery	P	P	
(3) Dance hall/entertainment or catering establishment in association with a permitted use	C	C	C
(4) Day care facility, adult or child, see also Section 1359.06(c)	C	C	C
(5) Health club	P	P	
(6) Indoor recreation facility, including but not limited to roller skating, ice skating rinks, bowling alleys		P	P
(7) Local public safety facility, including police station and fire station	P	P	P
(8) Local public service facility that provides for the upkeep and maintenance of the community such as but not limited to a service garage, maintenance building, and salt dome		C	P

24881 Rockwell Drive

1359.03 <i>PERMITTED USES</i>			
<i>LAND USE CATEGORY</i>	<i>Class U4 Retail and Services</i>	<i>Class U5 General Commercial District</i>	<i>1361 Class U6 General Industrial District</i>
(9) Outdoor recreation involving motor vehicles, race track, see also Section 1359.06(o)			C
(10) Outdoor recreation, archery range, golf course, golf driving range or miniature golf course and similar outdoor commercial recreation, see also Section 1359.06(o)	C	C	C
(11) Public library	P	P	
(12) Public parks and/or playgrounds	P	P	
(13) Theater, indoor	P	P	
<u>(e) General Commercial</u>			
(1) Equipment sales, rental and/or service		C	P
(2) Linen and uniform supply, commercial laundry		C	P
(3) Painting or varnishing shop, woodworking shop, vulcanizing shop		C	P
(4) Printing, publishing, engraving and allied industries, but not including self-service print shops, which are regulated as a retail establishment		P	P
(5) Repair services for household and business equipment, but not including motor vehicles	C	P	

24881 Rockwell Drive

(6) Trade/ contractor's facility including carpenter, cabinetry, upholstering, sheet metal, plumbing, heating, roofing, air conditioning, sign painting and other similar facilities		P	P
(7) Upholstery and furniture repair	C	P	P
(8) Vending machine supply and repair		P	P
(9) Welding shop			P
(f) <u>Storage and Distribution.</u>			
(1) Distribution of welding supplies and gases			P
(2) Distributors, warehouse and wholesale outlet (including break-bulk operations such as bottling and/or packaging, bakery) in completely enclosed building, except as otherwise listed		P	P

1359.03 PERMITTED USES			
LAND USE CATEGORY	Class U4 Retail and Services	Class U5 General Commercial District	1361 Class U6 General Industrial District

(3) Mini/ self- storage facility that involves the lease, sale, rental or other transfer of storage space to more than one user on the same site, see also Section 1359.06(r)		C	P
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24881 Rockwell Drive

(4) Outdoor storage of materials in association with a principal use, see also Section 1359.06(l)		C	P
(5) Outdoor storage of fleet vehicles used in the operation of the principal use, see also Section 1359.06(m)	C	P	P
(6) Truck or transfer terminal; motor freight garage/depot, see also Section 1359.05(t)			P
(g) <u>Manufacturing and Industry.</u>			
(1) Assembly of building components, including manufactured home assembly			P
(2) Chemical manufacturing except when specifically listed in Chapter 1373 as a prohibited use or when operations would create a hazard or common-law nuisance beyond the confines of the lot, see also Section 1359.06(h)			C
(3) Food and beverage manufacturing and processing, including brewing and distilling of alcoholic beverages			P
(4) Heavy machinery and equipment manufacturing, assembly and repair			P

24881 Rockwell Drive

(5) Heavy manufacturing, not otherwise identified in this list except when specifically listed in Chapter 1373 as a prohibited use or when operations would create a hazard or common-law nuisance beyond the confines of the lot) see also Section 1359.06(h)			C
(6) Light manufacturing, not otherwise identified in this list, including compounding, processing, assembling, and packaging (except when specifically listed in Chapter 1373 as a prohibited use or when operations would create a hazard or common-law nuisance beyond the confines of the building)			P

1359.03 PERMITTED USES			
<i>LAND USE CATEGORY</i>	<i>Class U4 Retail and Services</i>	<i>Class U5 General Commercial District</i>	<i>1361 Class U6 General Industrial District</i>

(7) Lumber yard with outdoor storage			P
(8) Manufacturing of products from raw materials, see also Section 1359.06(h)			C

24881 Rockwell Drive

(9) Metal product manufacturing, fabrication, processing or finishing conducted entirely in a completely enclosed building, including metal grinding, machining, enameling and coating, but not including the recycling, processing or storage of previously used or salvaged metal products, see also Section 1359.06(h)			P
(10) Metals recycling within completely enclosed building, see also Section 1359.06(k)(2)			P
(11) Motor vehicle manufacturing			P
(12) Ship or boat construction			P
(13) Stonework, concrete or cement product manufacturing, see also Section 1359.06(h)			C
(14) Tool and die manufacturing			P
(15) Wood product manufacturing, processing or finishing conducted entirely in a completely enclosed building, but not including the recycling, processing or storage of previously used or salvaged wood products			P
(h) <u>Utilities.</u>			
(1) Utility substation		C	P

24881 Rockwell Drive

(2) Water treatment plant			P
(i) <u>Accessory Uses and Structures that are provided for the use of employees and/or incidental to the operation of the principal use.</u>			
(1) Internet sweepstakes area	A	A	
(2) Fencing and screening	A	A	A
(3) Off-street parking and loading areas	A	A	A
(4) Signs	A	A	A
(5) Retail and service facilities located internally on-site including but not limited to: cafeterias; recreational facilities, clinics, employee credit unions			A

1359.03 PERMITTED USES			
LAND USE CATEGORY	Class U4 Retail and Services	Class U5 General Commercial District	1361 Class U6 General Industrial District

(6) Central heating and power plants for furnishing heat and energy to structures on the site			A
(7) Data processing facilities			A
(8) Garages for storage and maintenance of company motor vehicles and for storage of gasoline and lubricating oils needed for operation of these vehicles and for the maintenance of the company's plant and machinery located therein			A

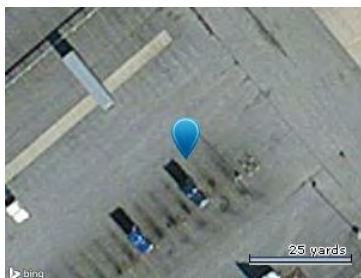
24881 Rockwell Drive

(9) Vehicle sales accessory to vehicle service and repair facilities in compliance with restrictions on outdoor storage of Section 1359.06(g)(1)		A	A
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Property Detail Report

24881 Rockwell Dr, Euclid, OH 44117-1243, Cuyahoga County

Multiple Building Property Summary



N/A	27,610	368,739	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	2007	COM-NEC	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Stack Container Logistics LLC	Tax Billing Zip:	44117
Tax Billing Address:	24881 Rockwell Dr	Tax Billing Zip+4:	1243
Tax Billing City & State:	Euclid, OH	Owner Occupied:	Yes

Location Information

School District Name:	Euclid City	Census Tract:	1526.03
Subdivision:	Euclid 18	Old Map:	647-27
Zip Code:	44117	Map Page/Grid:	2373-D5
Carrier Route:	C005	Township:	Euclid

Tax Information

Tax ID:	647-27-002	Tax Appraisal Area:	410
% Improved:	82%	Lot Number:	37
Tax Area:	410		
Legal Description:	37 PCLC		
Annual Tax:	\$15,509		

Assessment & Tax

Assessment Year	2013	2012	2011
Assessed Value - Total	\$129,050	\$129,050	\$116,130
Assessed Value - Land	\$129,050	\$129,050	\$116,130
YOY Assessed Change (\$)	\$0	\$12,920	
YOY Assessed Change (%)	0%	11.13%	
Market Value - Total	\$1,998,500	\$368,700	\$331,800
Market Value - Land	\$368,700	\$368,700	\$331,800
Market Value - Improved	\$1,629,800		
Tax Year	Total Tax	Change (\$)	Change (%)
2011	\$11,983		
2012	\$14,970	\$2,987	24.93%
2013	\$15,509	\$540	3.6%

Characteristics

Universal Land Use:	Commercial (NEC)	Cooling Type:	Package
County Land Use:	Indust Vac Land	Heat Type:	Forced Air
Lot Frontage:	637	Fuel Type:	Gas
Lot Depth:	622.4	Roof Type:	Flat
Lot Area:	368,739	Roof Material:	Composition Shingle
Lot Acres:	8.4651	Roof Shape:	Flat
Building Sq Ft:	27,610	Exterior:	Concrete Stucco

24881 Rockwell Drive

Gross Area: **27,610**
Total Adj Bldg Area: **27,610**
Stories: **1**
Condition: **Good**
Water: **Public**
Sewer: **Public Service**

Foundation: **Concrete**
Year Built: **2007**
Effective Year Built: **2007**
Topography: **Flat/Level**
Electric Service Type: **Type Unknown**

Features

Feature Type	Unit	Size/Qty
Paving	S	150,000
Fence	S	2,000

Building Description	Building Size
Office	8,410

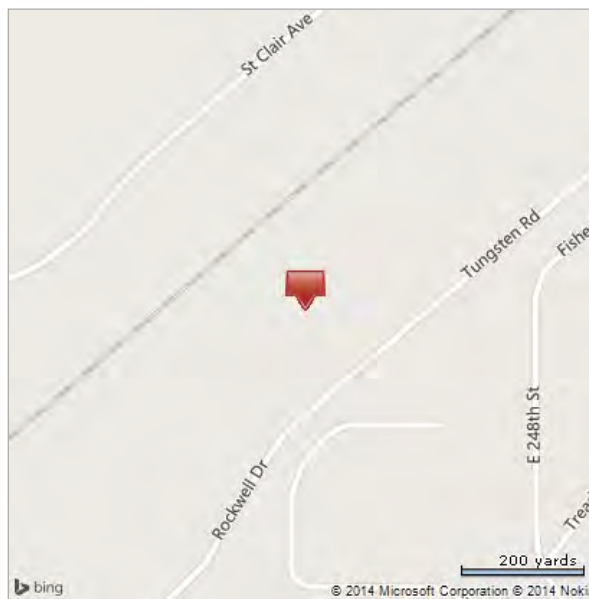
Last Market Sale & Sales History

Recording Date	08/07/2003
Settle Date	08/04/2003
Sale Price	\$360,000
Buyer Name	Stack Container Logistics LLC
Seller Name	Reliance Electric Indl
Document Number	8071150
Document Type	Limited Warranty Deed

Mortgage History

Mortgage Date	02/27/2007
Mortgage Amount	\$2,500,000
Mortgage Lender	National Cty Bk
Borrower Name	Stack Container Logistics LLC

Property Map



24881 Rockwell Drive

Building 1 of 2

Characteristics

Universal Land Use:	Commercial (NEC)	Cooling Type:	Package
County Land Use:	Indust Vac Land	Heat Type:	Forced Air
Lot Frontage:	637	Fuel Type:	Gas
Lot Depth:	622.4	Roof Type:	Flat
Lot Area:	368,739	Roof Material:	Composition Shingle
Lot Acres:	8.4651	Roof Shape:	Flat
Building Sq Ft:	8,410	Exterior:	Concrete Stucco
Gross Area:	8,410	Foundation:	Concrete
Total Adj Bldg Area:	8,410	Year Built:	2007
Stories:	1	Effective Year Built:	2007
Condition:	Good	Topography:	Flat/Level
Water:	Public	Electric Service Type:	Type Unknown
Sewer:	Public Service		

Features

Feature Type	Unit	Size/Qty
Paving	S	150,000
Fence	S	2,000

Building Description	Building Size
Office	8,410

Building 2 of 2

Characteristics

Universal Land Use:	Commercial (NEC)	Water:	Public
County Land Use:	Indust Vac Land	Sewer:	Public Service
Lot Frontage:	637	Fuel Type:	Gas
Lot Depth:	622.4	Roof Type:	Flat
Lot Area:	368,739	Roof Material:	Composition Shingle
Lot Acres:	8.4651	Roof Shape:	Flat
Building Sq Ft:	19,200	Exterior:	Concrete Block/Metal
Gross Area:	19,200	Foundation:	Concrete
Total Adj Bldg Area:	19,200	Year Built:	2007
Stories:	1	Topography:	Flat/Level
Condition:	Average	Electric Service Type:	Type Unknown

Features

Building Description	Building Size
Storage Warehouse	19,200

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