

FOR SALE

# ACELA BIOMEDICAL

1125 PROGRESS WAY

Maysville, Kentucky 41046



## THE OFFERING

### 10-YEAR ABSOLUTE NET SALE LEASEBACK

The building consists of 123,752 square feet of warehouse, food-grade lab/production space, and office on 14.979 acres of land. The offering will be subject to a 10-year absolute net sale leaseback to Acela BioMedical to be signed at closing. Built in 1987 and occupied by Acela since 2017, the property has undergone significant capital improvements funded by the tenant in recent years including a new roof and outfitted laboratory space.



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## SNAPSHOT

Tenant	Acela BioMedical
Square Feet	123,752
Year Built	1987
Acreage	14.979
Occupancy	100%
Parcel	042-00-00-020.04
Zoning	I-1A Industrial
Year 1 In-Place NOI	\$495,008
Asking Price	\$5,823,624
Price PSF	\$47.06
Cap Rate	8.50%

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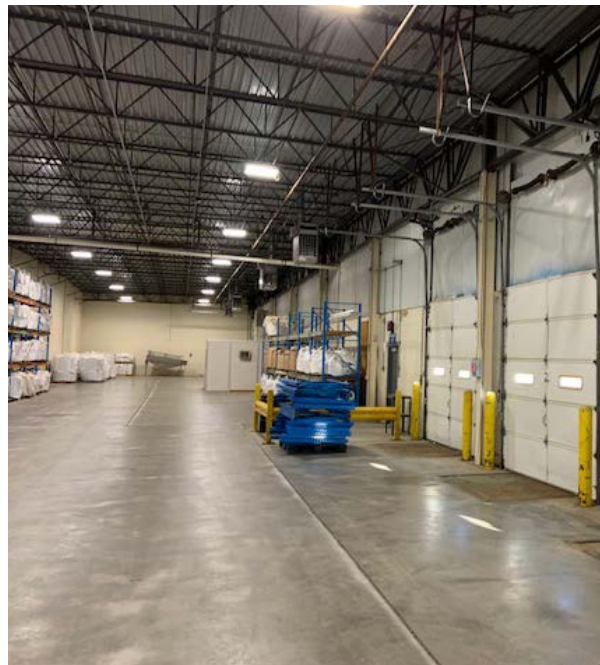
1125 PROGRESS WAY  
Maysville, Kentucky 41056



## INVESTMENT HIGHLIGHTS

The property resides in Maysville's industrial corridor just off the AA Highway, the main traffic corridor connecting Maysville and the Northern Kentucky/Cincinnati market. The offering stands as an excellent opportunity to invest in a mission-critical absolute net industrial property significantly below replacement costs.

- + Absolute net leased property with fully committed tenant
- + Since 2017, tenant has continued to upgrade major components of the building
- + Offering is priced significantly below replacement cost
- + Situated along the AA Highway, the main traffic corridor connecting Maysville and the Greater Cincinnati market



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