

# Amazon Last-Mile Delivery Station • Akron, OH

Industrial - Distribution/Warehouse



**\$** Offering Price:  
**\$3,960,000**

**%** Cap Rate: **6.50%**

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& Offering Memorandum](#)

## Investment Summary

Stan Johnson Company is pleased to exclusively offer for sale to qualified investors the opportunity to purchase the fee simple interest in an industrial distribution center located at 2823 Gilchrist Road in Akron, Ohio (the "Property"). The Property is 100% leased to Amazon.com Services, Inc. (the "Tenant") and guaranteed by Amazon.com, Inc. (the "Guarantor"). The net lease, which commenced in June of 2019, is for a period of seven years and features one (1), five (5) year renewal option. The Property serves as a critical last-mile delivery station and is located off of Interstate 76, situated in a strong industrial corridor with surrounding national companies such as Newell Rubbermaid, Alcoa, Georgia-Pacific, and Saint-Gobain Performance Plastics. The building is comprised of 45,540 SF and is situated on 7.03 total acres. The Property features eight (8) dock high doors, two (2) drive-in doors, a 7,500 SF office area, and a 38,040 SF warehouse area. Amazon.com, Inc., based in Seattle, Washington, focuses on e-commerce, cloud computing, digital streaming, and artificial intelligence. It is the largest Internet company by revenue in the world, the second largest employer in the United States, and one of the world's most valuable companies. In 2018, Amazon posted record net income for the third consecutive year with profit of \$10.1 billion, up from \$3 billion the prior year. Amazon.com, Inc. has a Moody's investment grade credit rating of A2 and a Standard and Poor's investment grade credit rating of AA-.



**Investment Grade  
Lease Guarantor**



**Critical  
Last-Mile  
Distribution Facility**



**Passive  
Net-Lease  
Structure**



**Recent  
Tenant  
Improvements**



**Strategic Location**

**In Association With:**  
Jeff McKinney  
Associate Director  
OH Lic BRK #2016002560

 **Stan Johnson Co.**  
THE NET LEASE AUTHORITY®