


# Goodyear Commercial Tire & Service Center Massillon, OH

 **Purchase Price:**  
**\$2,150,000**

 **Cap Rate:**  
**5.30%**

**Stan Johnson Company** is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the Goodyear Commercial Tire & Service Center property located at 410 Oberlin Ave SW, in Massillon, OH (the "Property"). Goodyear recently agreed to a brand new 15-year lease on a NN basis. Along with the new lease, Goodyear agreed to a 5,000-squarefoot tenant expansion, greatly increasing their capabilities from this location. The brand new long-term lease includes a 6.58% rent increase in year 6 as well as a 6.67% rent increase in year 11. The execution of a 15-year lease is rare for Goodyear, and provides evidence for their current success and long-term commitment to the Property location.

## Location Synopsis

The Property sits at the entrance to the Massillon Energy & Technology Park (METP)— a 465+ acre industrial park that is perfectly situated along major highways and critical rail lines that run through much of the eastern United States. The METP was brought back to life in 2016 as the storage ground for the Rover Pipeline: a \$4B+ interstate pipeline project. Since 2016, the METP has grown leaps and bounds, and is now home to more than 8 tenants including Republic Short Line Railroad, Ohio Freight Car Services, and Tiger Sand & Gravel.

## Investment Highlights

- Brand New 15-Year Lease & Expansion
- Service Provider for Massive 465+ Acre Industrial Park
- Critical Service Provider
- Strong Operator with National Footprint

[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

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