

1 VISIONS PARKWAY

CELINA, OHIO 45822



INVESTMENT OPPORTUNITY

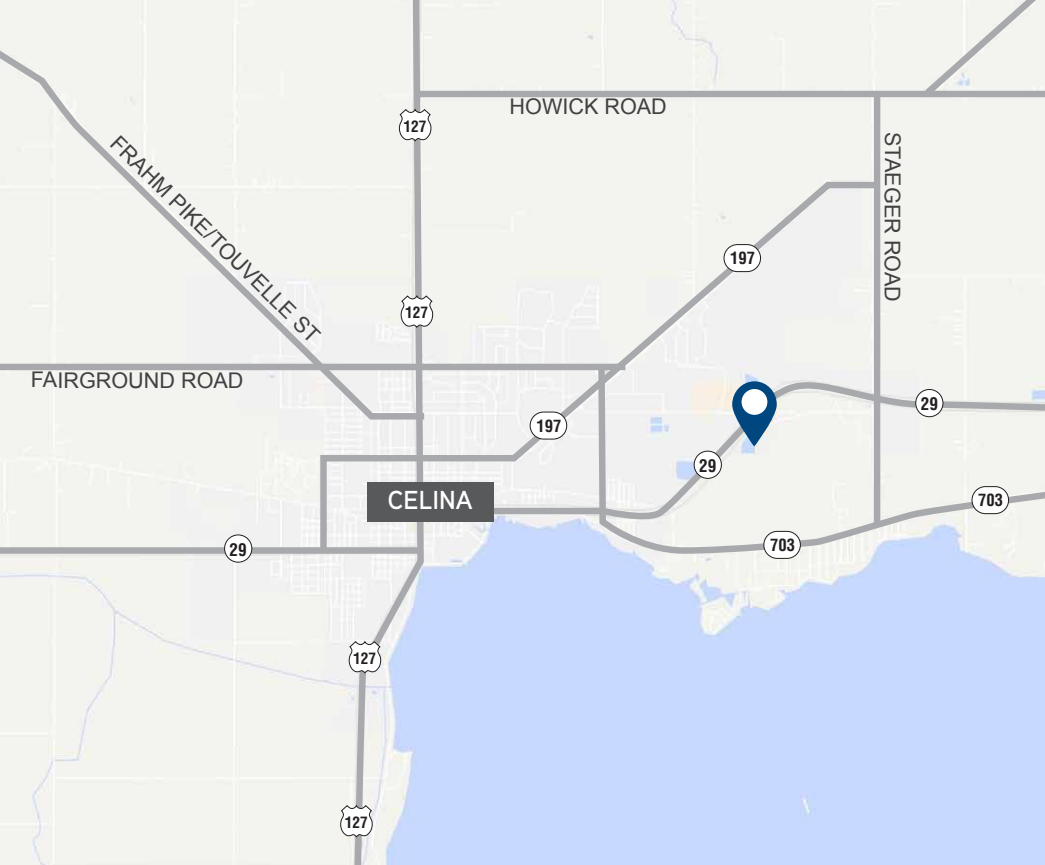
Rare opportunity to
acquire a new 10 year, NNN
leased, sale leaseback.



Steven Timmel CCIM
Colliers International
+1 513 562 2221
steve.timmel@colliers.com

Will Roberts
Colliers International
+1 513 562 2237
will.roberts@colliers.com

Tim Echemann SIOR, CCIM
Industrial Property Brokers
+1 937 492 4423
techemann@IPBIndustrial.com



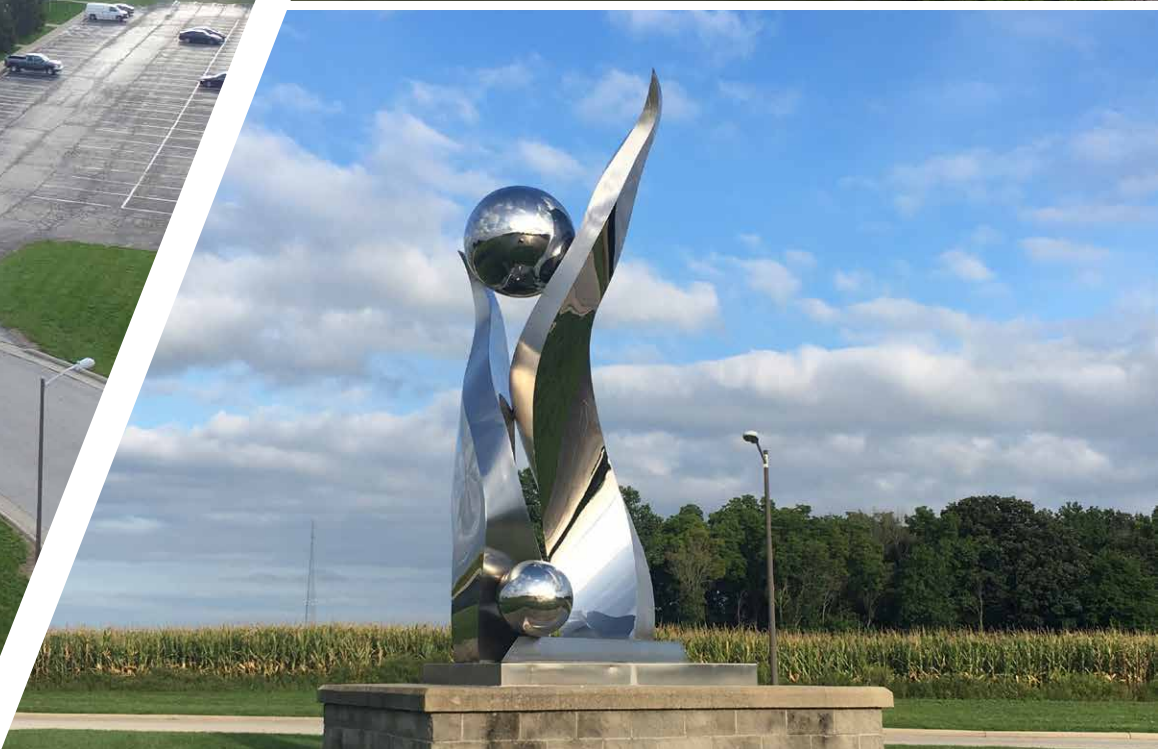
HIGHLIGHTS

- 100% occupied by Visions/Awardcraft in their headquarters location.
- New 10 year, NNN sale leaseback opportunity.
- Visions/Awardcraft has an 18 year operating history in Celina, Ohio.
- Property houses executive offices, design, product finishing, and warehouse operations for a robust industry leader.
- Strategic Midwest location allows Visions/Awardcraft to efficiently distribute domestically.
- Modern office finish and scenic pond add considerable aesthetic appeal to the property.
- Expandable property.

SNAPSHOT

Address	1 Visions Parkway, Celina, Ohio 45822
Tenant	Visions/Awardcraft
In-place NOI	\$267,575
Total Square Feet	69,500 SF
Lease Type	NNN
Parcel ID	27-026770.0000
Zoning	M-1 Industrial
Occupancy	100%
Year Built	2000
Acres	15.21







**Colliers International
Greater Cincinnati**
425 Walnut Street, Ste. 1200
Cincinnati, Ohio 45202
main 513 721 4200
www.colliers.com

Industrial Property Brokers
2490 Landman Mill Road
Piqua, Ohio 45356
main 937 492 4423
www.ipbindustrial.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.

