

Technicote, Inc. Investment Sale

Technicote, Inc. | 70 Marc Drive, Cuyahoga Falls, Ohio 44223



Executive Summary

- 54,196 SF facility located on 5.4277 acres in an industrialized area
- Single-tenant property with newly renewed NN lease in place
- Lease extends through 8/31/28 with 3% annual increases
- Proven Tenant: Technicote, Inc is a subsidiary of Beontag, who has locations all over the world.



BUILDING SIZE

54,196 SF

YEAR BUILT

2012

PROPERTY TYPE

Single Tenant

ANNUAL INCREASES

3%

ASKING PRICE

Negotiable

CAP RATE

Upon Request



Building Specs

Address	70 Marc Drive Cuyahoga Falls, Ohio 44223
Year Built	2012
Building Size	54,196 SF
Construction	Pre-Cast Concrete
Ceiling Height	20'-24'
Column Spacing	50'x50'
Sprinkler	ESFR
Drive-In Doors	Two (2)
Docks	Four (4)
Zoning	E-1
Parking	24 spaces



Technicote was established in 1980 in Cuyahoga Falls, Ohio to service local roll converters. Since then, the company has consolidated and expanded business across the North-American market, offering solutions to the whole sector. Now, Technicote has four factories and over 200 employees. It is ISO 9001 certified, ensuring high standards of manufacture, and its products are FSC® certified.

The company has a complete portfolio of self-adhesives with several options on paper and film facestock, as well as hot-melt and acrylic adhesive rolls and sheets. It also provides an extensive specialty portfolio, including acetate face stock, Tyvek®, flexible polyolefin facestock, specialty self-adhesives for beverages, and sustainable products with raw materials from renewable and compostable resources.

Additionally, Technicote's service and support package for customers can offer cuts and coatings customized for specific projects.

Lease Summary

Lease Term	4 Years
Lease Expiration	08/31/2028
Current Rent/SF	\$5.50/SF
Lease Type	NN
Renewal Options	None
Roof & Structure	Landlord
Insurance	Tenant
RE Taxes	Tenant
Parking/Landscaping	Tenant

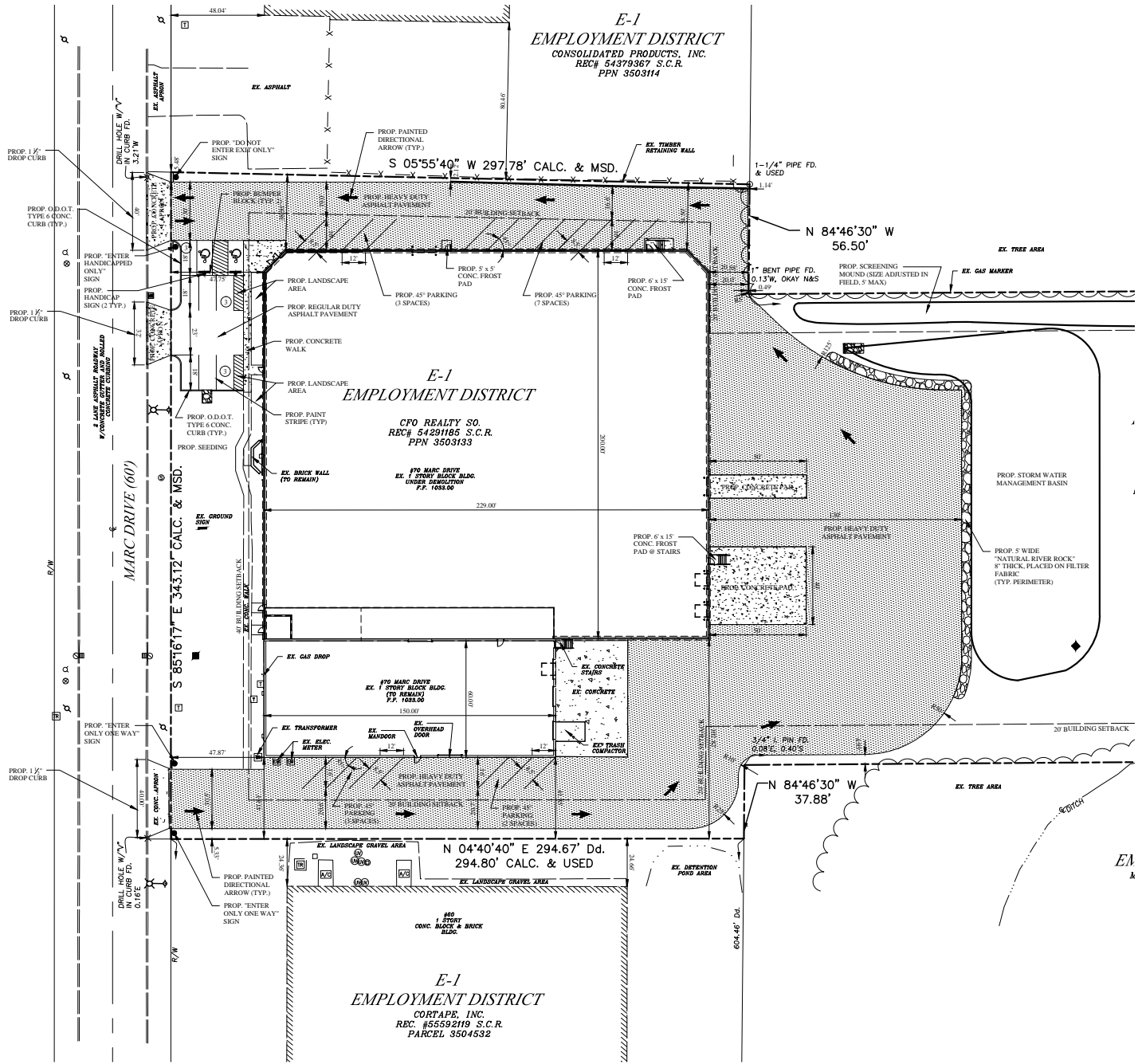
[View Technicote's Website](#)



Property Photos

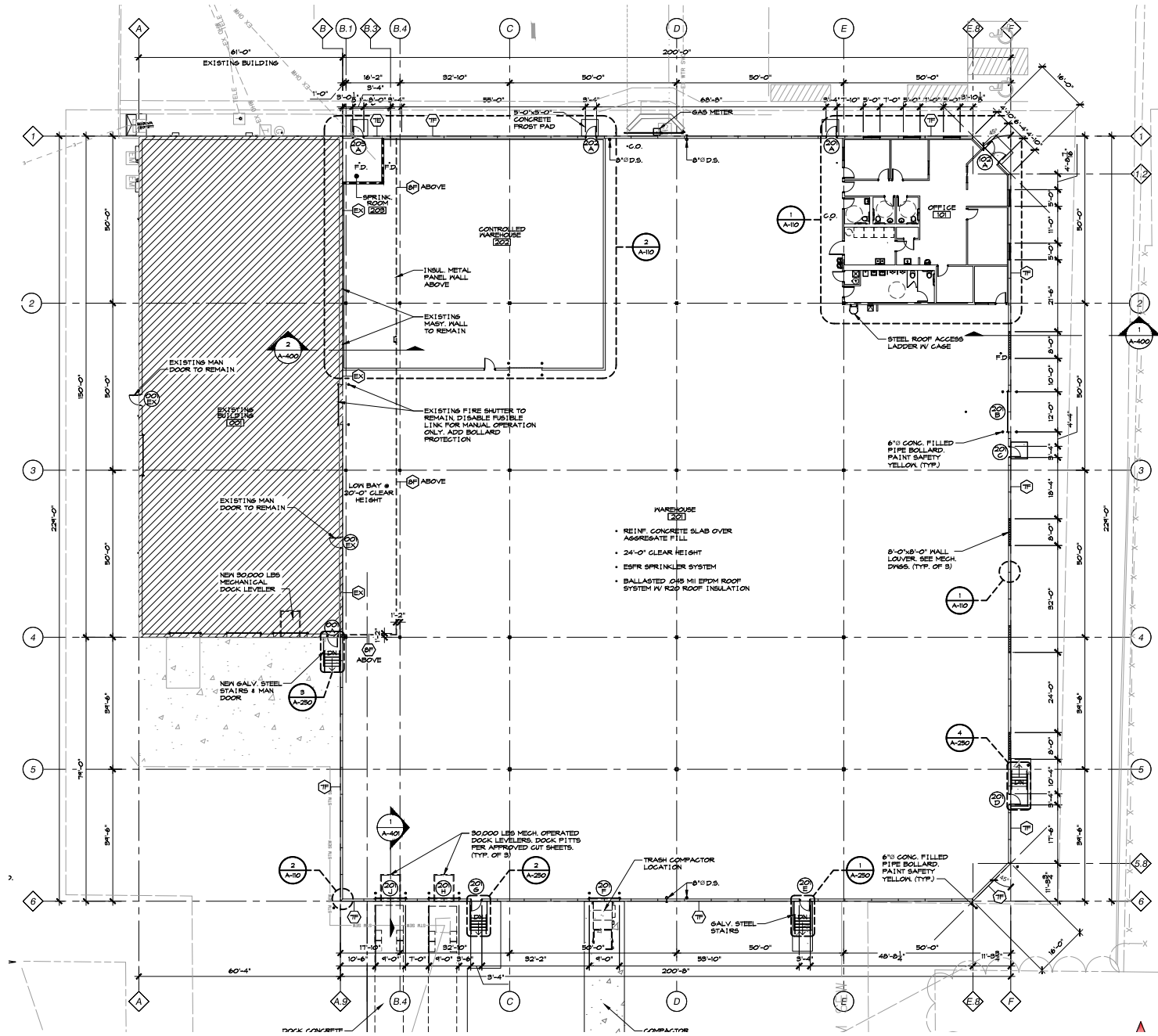


Site Plan



EM
A

Floor Plan



124,865

Population
(2024 | 5 Mile)

40.1

Median Age
(2024 | 5 Mile)

58,252

Households
(2024 | 5 Mile)

\$76,194

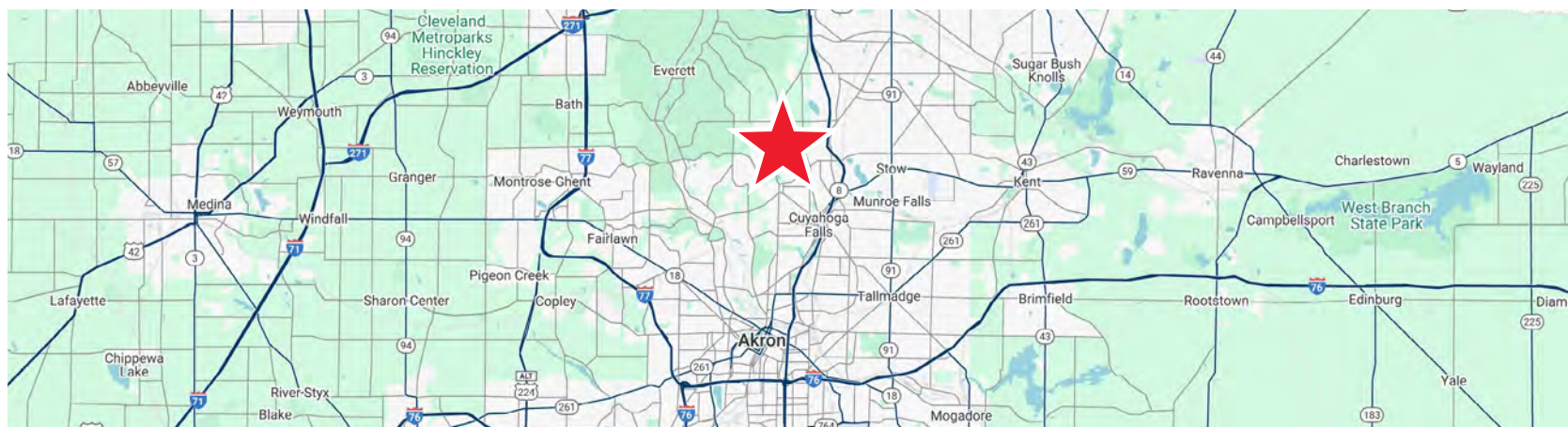
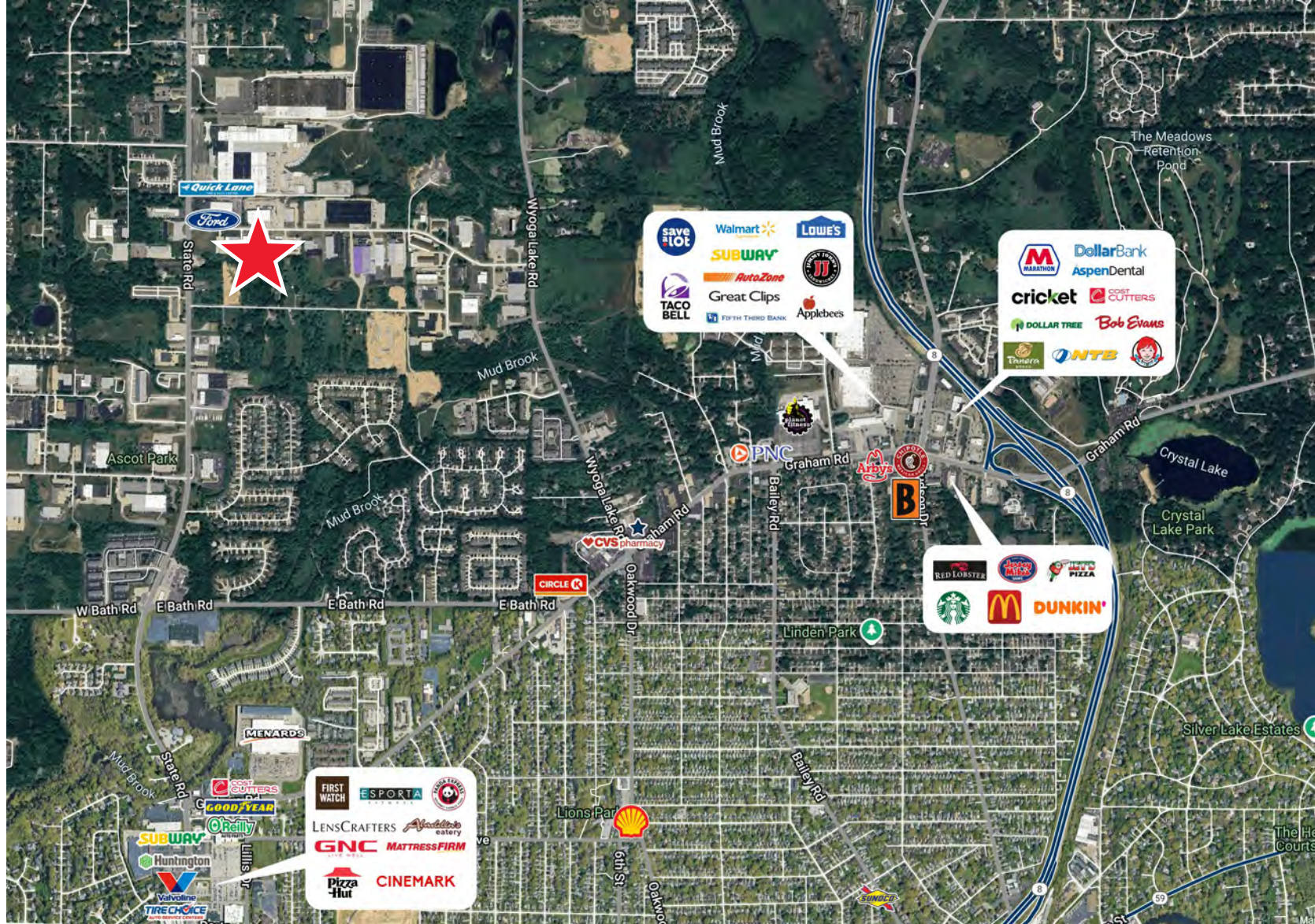
Med. Household Income
(2024 | 5 Mile)

4,366

Total Businesses
(2024 | 5 Mile)

52,077

Total Employees
(2024 | 5 Mile)



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Confidential Offering Memorandum

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