



1101 Commerce Pky  
Findlay, OH 45840

Offering Memorandum



**MATTHEWS**™

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**MATTHEWS**™

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# Executive Summary

- **STRONG CORPORATE GUARANTEE / THE HOME DEPOT “PARTNER OF THE YEAR”** — KREATE, Inc. is a leading manufacturer of plastic injection-molded products headquartered in Findlay, OH, with operations spanning across five states. KREATE designs and manufactures a broad range of consumer storage and organization products, including the widely recognized HDX and Husky storage lines sold exclusively through The Home Depot, and was recognized by The Home Depot as “Partner of the Year” in back-to-back years (2024—2025).
- **LONG-TERM ABSOLUTE NNN LEASE / STRONG 3% ANNUAL INCREASES** — In 2024, KREATE, Inc. executed a rare 20-Year Absolute NNN lease at the subject property, demonstrating its long-term commitment to the facility and its mission-critical role within the company’s overall operations. The lease also features favorable 3% annual rent increases with additional options to renew at Fair Market Value, providing investors with a strong hedge against inflation.
- **HIGHLY FUNCTIONAL INDUSTRIAL MANUFACTURING FACILITY WITH EXPANSION CAPABILITIES** — The subject property consists of a functional  $\pm 45,245$  SF industrial manufacturing facility situated on  $\pm 5.26$  acres (19.75% building-to-land coverage) and is equipped with three (3) cranes,  $\pm 32'$  clear height, and three (3) grade-level doors. Given the property’s excess yard area, the site offers significant future expansion potential with the ability to potentially double the current building footprint.
- **STRATEGIC MIDWEST INDUSTRIAL LOCATION / EXCELLENT TRANSPORTATION CONNECTIVITY** — Findlay, OH has established itself as one of the Midwest’s premier manufacturing and logistics hubs, providing access to approximately 60% of the U.S. population within a 600-mile radius. The market is strategically positioned along Interstate 75 and further benefits from proximity to the CSX Northwest Ohio Intermodal Terminal, providing efficient connectivity to major Midwest distribution markets and national rail networks.



# Financial Overview



**Price**  
**\$4,808,000**



**Cap Rate**  
**7.50%**



**Lease Term Remaining**  
**±18.5 Years**



**Rent Increases**  
**3% Annually**

## LEASE SUMMARY

Lease/Rent Commencement 9/9/2024

Lease Expiration 9/30/2044

Lease Term Remaining ±18.5 Years

Options 2, 10-Year Options @ Greater of 3% Increase or Fair Market Value

Monthly Rent \$30,048.00

Annual Rent (Oct. '26) \$360,576.04

Average Annual Rent \$469,038.02

Rent/SF \$7.97

Rental Increases 3.0% Annually

Lease Type Absolute NNN

Landlord Responsibilities None

Tenant Responsibilities Taxes, Insurance, Utilities, Maintenance, Repairs, & Replacements of Bldg. Systems (Roof, Structure, HVAC, etc.), OpEx, etc.

## PRICING

Price \$4,808,000

Cap Rate 7.50%

Average Cap Rate 9.76%

Price/SF \$106.27

Price/SF Land \$20.99

## PROPERTY SUMMARY

Address 1101 Commerce Pkwy, Findlay, OH 45840

Building Square Feet ±45,245 SF

Acres ±5.26 AC

Lot Square Feet ±229,082 SF

Building/Lot Coverage 19.75%

Year Built/Renovated 1966/1974/2022

Clear Height ±32'

Power Type 1,600 Amps, 3-Phase

Grade Level Doors Three (3)

Cranes (1) 15-Ton and (3) 5-Ton Overhead Bridge Cranes

## FINANCING

FOR FINANCING OPTIONS REACH OUT TO:

**Corey Russell**  
corey.russell@matthews.com  
+1 (817) 932-4333

# Financial Overview

## ANNUALIZED OPERATING DATA

Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate	% Rent Increase
10/1/2025 - 9/30/2026	\$350,300.41	\$29,191.70	\$7.74	7.29%	3.00%
<b>10/1/2026 - 9/30/2027</b>	<b>\$360,576.04</b>	<b>\$30,048.00</b>	<b>\$7.97</b>	<b>7.50%</b>	<b>3.00%</b>
10/1/2027 - 9/30/2028	\$371,393.32	\$30,949.44	\$8.21	7.72%	3.00%
10/1/2028 - 9/30/2029	\$382,535.12	\$31,877.93	\$8.45	7.96%	3.00%
10/1/2029 - 9/30/2030	\$394,011.17	\$32,834.26	\$8.71	8.19%	3.00%
10/1/2030 - 9/30/2031	\$405,831.51	\$33,819.29	\$8.97	8.44%	3.00%
10/1/2031 - 9/30/2032	\$418,006.45	\$34,833.87	\$9.24	8.69%	3.00%
10/1/2032 - 9/30/2033	\$430,546.65	\$35,878.89	\$9.52	8.95%	3.00%
10/1/2033 - 9/30/2034	\$443,463.05	\$36,955.25	\$9.80	9.22%	3.00%
10/1/2034 - 9/30/2035	\$456,766.94	\$38,063.91	\$10.10	9.50%	3.00%
10/1/2035 - 9/30/2036	\$470,469.95	\$39,205.83	\$10.40	9.79%	3.00%
10/1/2036 - 9/30/2037	\$484,584.05	\$40,382.00	\$10.71	10.08%	3.00%
10/1/2037 - 9/30/2038	\$499,121.57	\$41,593.46	\$11.03	10.38%	3.00%
10/1/2038 - 9/30/2039	\$514,095.21	\$42,841.27	\$11.36	10.69%	3.00%
10/1/2039 - 9/30/2040	\$529,518.07	\$44,126.51	\$11.70	11.01%	3.00%
10/1/2040 - 9/30/2041	\$545,403.61	\$45,450.30	\$12.05	11.34%	3.00%
10/1/2041 - 9/30/2042	\$561,765.72	\$46,813.81	\$12.42	11.68%	3.00%
10/1/2042 - 9/30/2043	\$578,618.69	\$48,218.22	\$12.79	12.03%	3.00%
10/1/2043 - 9/30/2044	\$595,977.25	\$49,664.77	\$13.17	12.40%	3.00%
<b>BASE TERM AVERAGES</b>	<b>\$469,038.02</b>	<b>\$39,086.50</b>	<b>\$10.37</b>	<b>9.76%</b>	<b>3.00%</b>

**(2) 10-Year Options @ Greater of 3% Increase or Fair Market Value**

# Tenant Overview



COMPANY NAME

**KREATE**

INDUSTRY

**MANUFACTURING &  
PRODUCT DEVELOPMENT**

HEADQUARTERS

**FINDLAY, OH**

TOP CLIENT

**THE HOME DEPOT**



## KREATE BRANDS

Kreate Brands is a vertically integrated product development, design engineering, and manufacturing company headquartered in Findlay, OH. Founded in 2015, the company provides product ideation, category research, packaging, tooling, manufacturing, distribution, and marketing support for major retail partners across the United States. Leveraging advanced manufacturing technologies, Kreate designs and manufactures the iconic black-and-yellow storage bins sold through The Home Depot, along with a broad range of products marketed under The Home Depot's HDX, Husky, Vigoro, StyleWell, and Glacier Bay brand families. The strength of Kreate's partnership with The Home Depot has been recognized through back-to-back Storage Partner of the Year awards in 2024 and 2025.

Since launching its first manufacturing operation in 2018, Kreate has expanded into a growing U.S. manufacturing platform with operations across Ohio, Texas, Nevada, Florida, and other strategic markets. The company's footprint includes multiple manufacturing facilities in Findlay, OH, a major manufacturing and distribution operation in Georgetown, TX, a recently opened 235,000-square-foot manufacturing facility in North Las Vegas, NV backed by an approximately \$11.5 million capital investment, and a manufacturing facility acquired in Lima, OH. Kreate manufactures a broad range of consumer products, including storage and organization solutions, shelving, outdoor furniture, utility products, raised garden beds, dock and deck systems, and related consumer goods. Recent investments, acquisitions, and manufacturing expansions underscore Kreate's continued growth, commitment to domestic production, and long-term partnerships with leading national retailers.

# Kreate - Product Overview



## FLAGSHIP PRODUCT LINE

### HDX & Husky Black-and-Yellow Storage Bins

Kreate's core product — the patented heavy-duty stackable storage bins sold exclusively through The Home Depot. Manufactured via plastic injection molding at Kreate's U.S. facilities, these bins are among the most recognized storage products in the home improvement retail category, spanning heavy-duty totes, utility bins, and modular shelving systems.

## BRAND FAMILIES SUPPLIED: HDX, HUSKY, VIGORO, STYLEWELL, GLACIER BAY, AND MORE

### STORAGE & ORGANIZATION

- Heavy-duty storage totes
- Stackable shelving units
- Garage storage systems
- Home storage bins & baskets
- Modular closet organizers

### HOME & UTILITY

- Utility / laundry sinks
- Cleaning caddies & buckets
- Tool storage & organizers
- Work benches & utility carts
- Waste & recycling solutions

### OUTDOOR & GARDEN

- Raised garden beds
- Outdoor furniture
- Deck & dock systems
- Planters & garden organizers
- Bath & faucet fixtures







**Subject Property**

**Tall Timbers Industrial Park**



**Industrial Neighbors**

224 ±9,950 VPD

12 ±10,055 VPD

224 ±15,263 VPD

**Industrial Neighbors**

±52,950 VPD

15 ±9,650 VPD

**Findley Airport**  
 ±3.4 Miles Away  
 Home to 25 Active On-Site Businesses



**Detroit**

 **Detroit Metropolitan Wayne County Airport**  
±90 Miles Away


Lake Erie

 **Toledo Port**  
±50 Miles Away

 **Cleveland Harbor**  
±138 Miles Away

**Toledo**


**Cleveland**


 **Eugene F. Kranz Toledo Express Airport**  
±49 Miles Away

 **Cleveland Hopkins International Airport**  
±108 Miles Away

 **Subject Property**

**Fort Wayne**

 **Fort Wayne International Airport**  
±95 Miles Away

 **John Glenn Columbus International Airport**  
±96 Miles Away

 **Dayton International Airport**  
±100 Miles Away

**Columbus**

Toledo, OH	±48 mi
Cleveland, OH	±110 mi
Fort Wayne, IN	±90 mi
Detroit, MI	±105 mi
Columbus, OH	±95 mi
Dayton, OH	±115 mi

**Dayton**

# Findlay, OH — Market Overview

**\$60,800**

Median HH Income

**\$1.64 B**

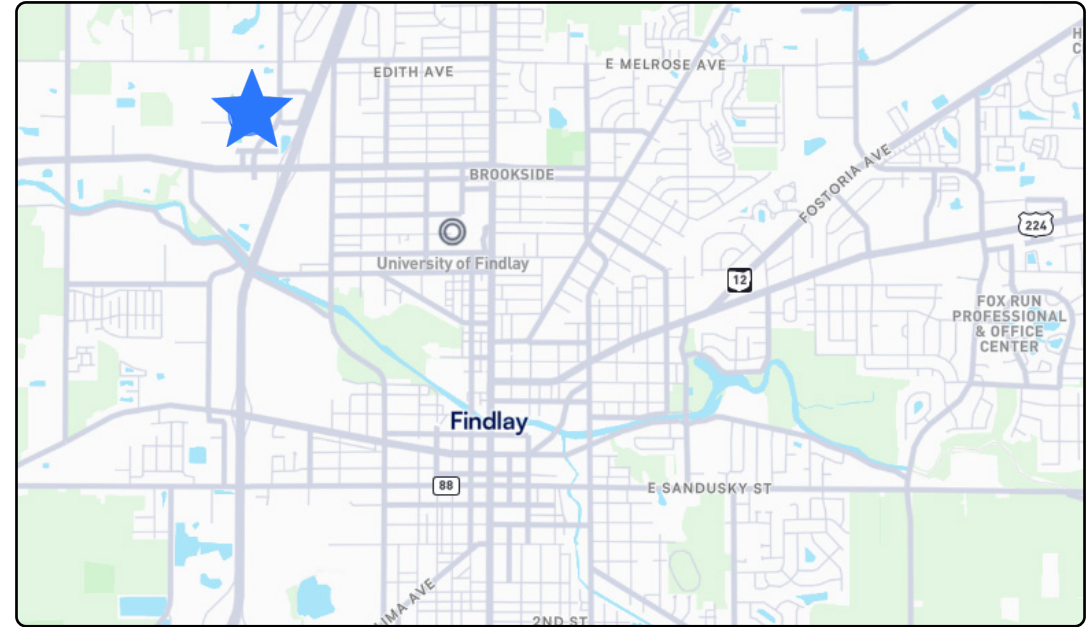
2024 Consumer Spend

**17,650**

Number of Households

**40,300**

Population



## Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	33,176	50,820	66,747
2025 Population	34,730	52,193	67,374
2030 Population Projection	35,078	52,497	67,539
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	14,097	21,687	27,851
2025 Households	14,690	22,162	28,016
2030 Household Projection	14,833	22,281	28,079
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$78,896	\$85,349	\$86,506

Findlay, Ohio serves as one of Northwest Ohio's most important manufacturing and logistics hubs, strategically positioned along the Interstate 75 corridor between Toledo, Detroit, Cincinnati, and Dayton. The city benefits from a highly diversified economic base anchored by advanced manufacturing, energy, logistics, healthcare, and corporate headquarters operations. Home to Marathon Petroleum's headquarters and major facilities operated by Whirlpool, Goodyear, Lowe's, and Kohl's, Findlay has established itself as a regional employment center that attracts workers from throughout Hancock County and neighboring communities. The area's strong transportation connectivity and business-friendly environment have contributed to sustained industrial investment and corporate expansion activity.

The local workforce is supported by the University of Findlay, Owens Community College, and a robust skilled trades pipeline that continues to meet employer demand. Household incomes exceed many comparable Midwestern markets, while housing affordability and quality-of-life advantages continue to attract both residents and employers. Hancock County has consistently ranked among the nation's top micropolitan economies, supported by significant private-sector investment, modern infrastructure, and a collaborative economic development framework. These characteristics have helped sustain demand for industrial, warehouse, manufacturing, and distribution facilities throughout the region.

# | Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1101 Commerce Pky Findlay, OH 45840** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

# kreate

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