

INDUSTRIAL FOR SALE

11.15-ACRE INDUSTRIAL COMPLEX - INCOME PRODUCING PROPERTY

16107 Moseley Rd, Madison, OH 44057



PROPERTY DESCRIPTION

11.15-acre industrial property consisting of two parcels located in Thompson Township Industrial District. Improvements include an 8,000+ SF workshop, detached garage, pavilion, swimming pool, and a 3-bedroom ranch home with a long-term tenant in place.

Workshop

- 8,000+ SF shop building
- Constructed between 1972 and 1976
- 3-phase electric service
- Dedicated transformer
- Suitable for manufacturing, fabrication, equipment storage, vehicle service, and contractor operations

Residential Home

- 3-bedroom, 2-bath ranch
- 1,366 SF main level
- 704 SF finished basement
- Window A/C units
- Attached 2-car garage (572 SF)
- Tenant occupied for 7+ years

Additional Improvements

- Detached garage: 32' x 24' (768 SF)
- Pavilion: 40' x 32' (1,280 SF) with electric service
- In-ground pool: 20' x 40' (conveys as-is)

Site Information

- Total land area: 11.15 acres
- Industrial zoning
- Minutes from SR-528 and I-90
- Ample space for equipment storage, outdoor operations, and future expansion

All information provided is deemed reliable but is not guaranteed and should be independently verified by buyer. Property may contain unknown defects or conditions requiring repair. Buyer is solely responsible for verifying all property conditions, compliance, and suitability during due diligence.

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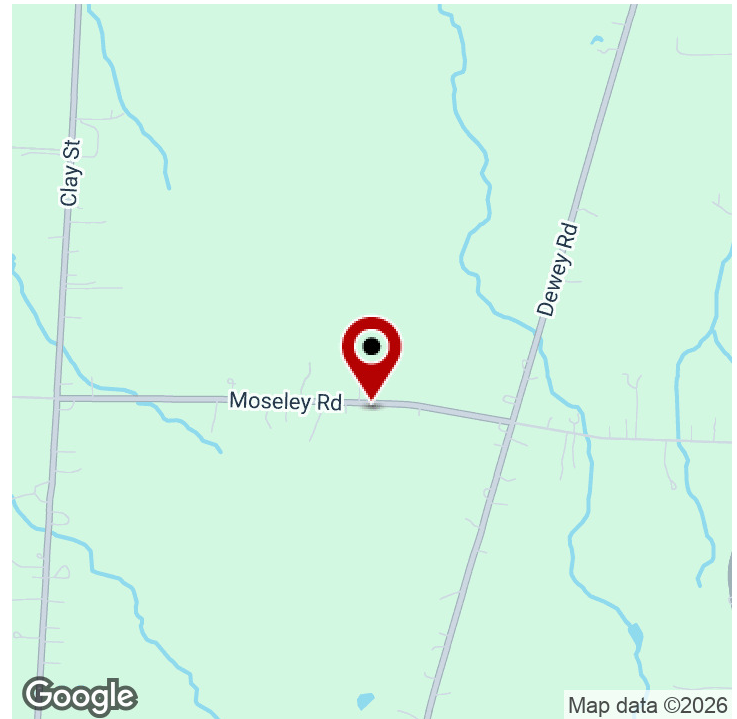
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Sale Price

\$449,000

LOCATION OVERVIEW

Located in the Thompson Township Industrial District, this 11.15-acre property offers a rare combination of commercial, industrial, and residential uses in one convenient location just minutes from the 1-90 corridor.

OFFERING SUMMARY

Building Size:	8,000 SF
Available SF:	
Lot Size:	11.15 Acres
Number of Units:	2
Price / SF:	\$56.12
Cap Rate:	
NOI:	
Year Built:	1959
Renovated:	
Zoning:	Industrial
Market:	Cleveland
Submarket:	Madison

PROPERTY HIGHLIGHTS

- 8,000+ SF industrial workshop (former machine shop)
- 11.15 acres in Thompson Township with Industrial Zoning
- Residential home with stable long-term tenant (7+ years)
- Convenient Madison, Ohio (Geauga County) location
- 3-phase electric service with dedicated transformer to large shop
- Two-parcel industrial compound with expansion potential
- Detached garage and pavilion with electric service
- Ample outdoor storage and equipment staging area

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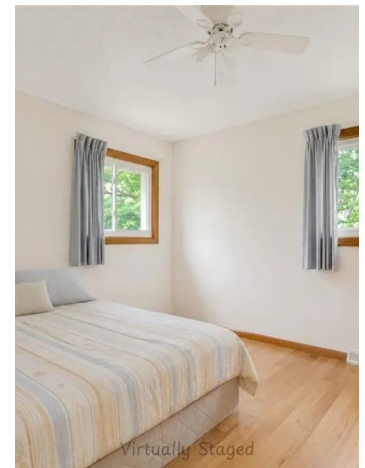
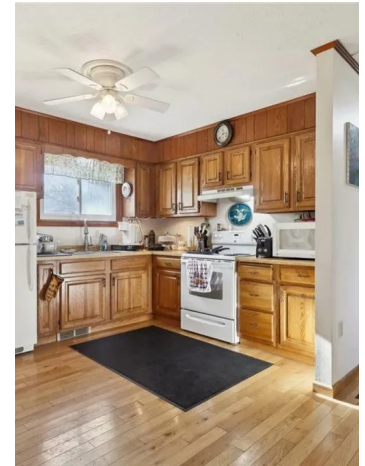
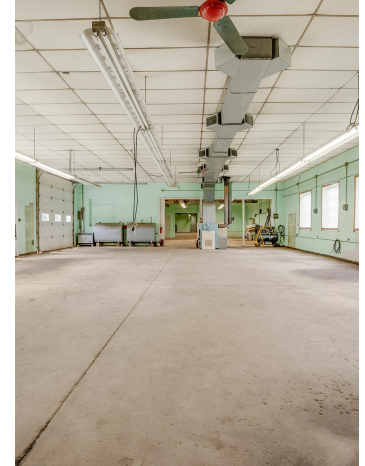
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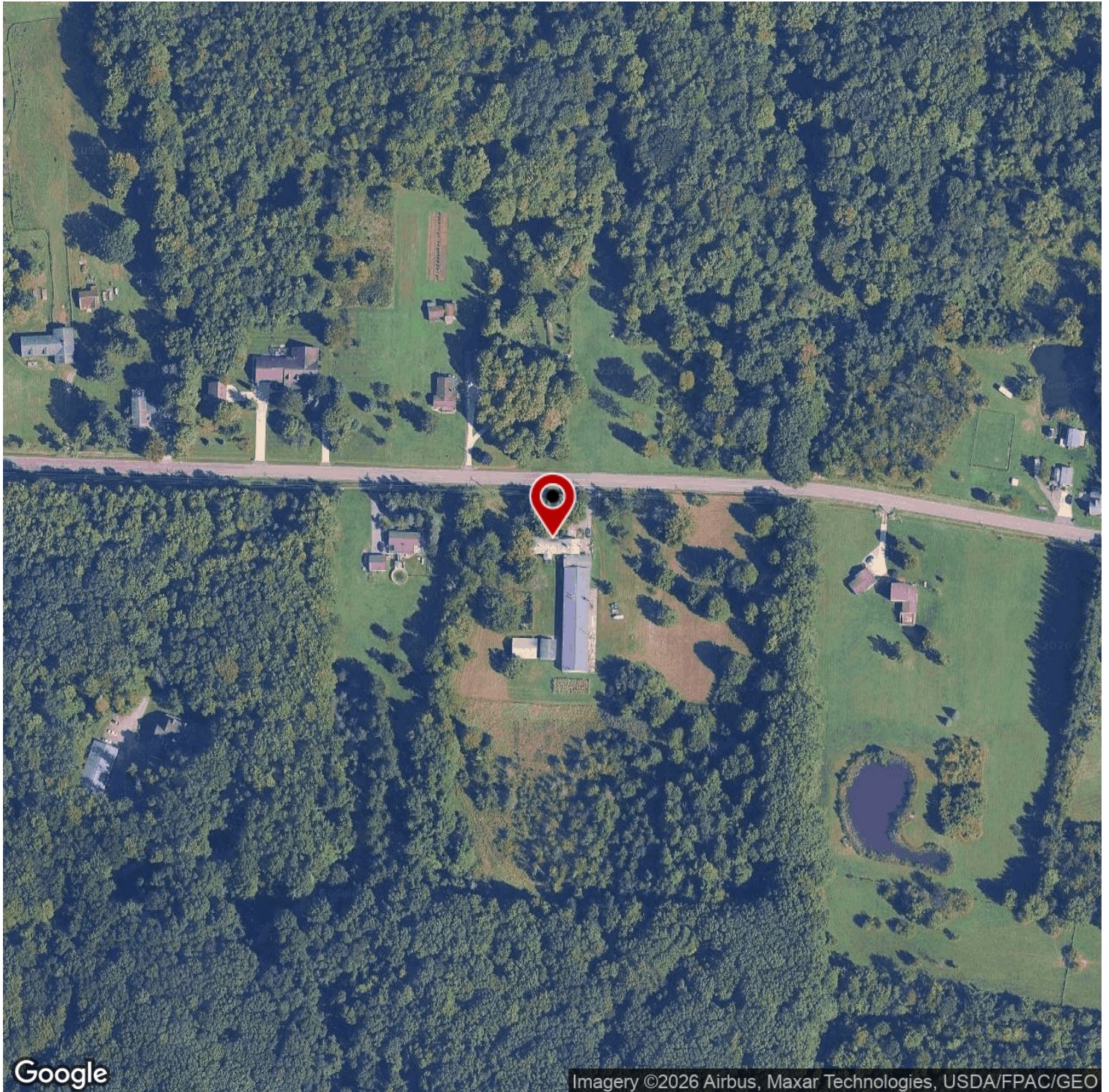
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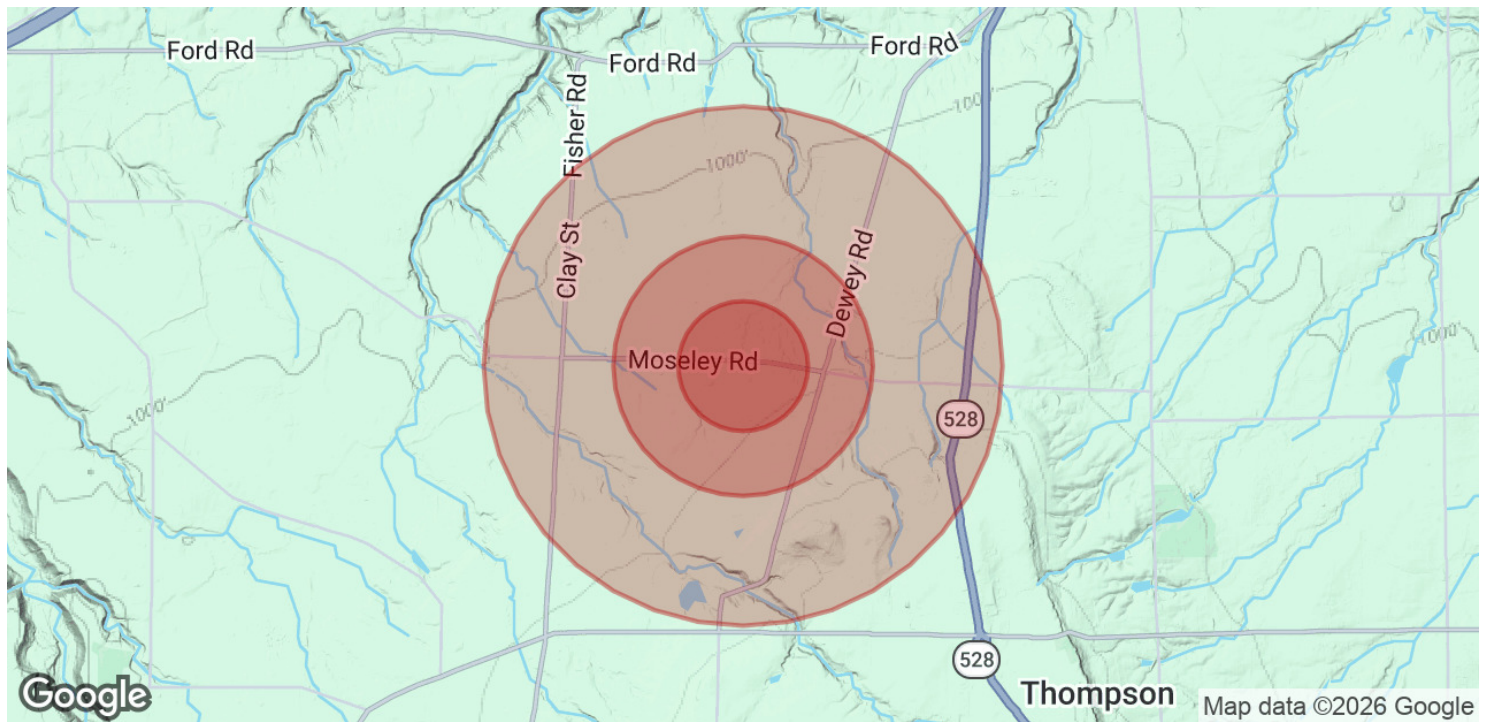
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	16	64	269
Average Age	50.0	50.0	50.1
Average Age (Male)	53.4	53.4	53.1
Average Age (Female)	44.9	44.9	45.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	7	28	113
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$89,116	\$89,116	\$97,006
Average House Value	\$272,439	\$261,541	\$256,580

2023 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Celeste joins the Osborne Group with over 20 years of high-level business management and ownership experience. Having served as the General Manager and owner of Swain Ski Resort in Western New York for 15 years, Celeste has a proven track record of navigating complex operations and driving growth in the hospitality and recreation sectors.

As a licensed realtor, Celeste brings a unique perspective to the team, combining her boots-on-the-ground market knowledge with her extensive background as a multi-state business owner. She remains invested in several other family-owned businesses across New York and Pennsylvania, providing her with a deep understanding of the operational excellence and strategic discipline required to support a premier real estate team. Celeste understands the intricacies of asset management and the importance of integrity-driven leadership in every transaction.

Outside of the office, Celeste is a passionate outdoors enthusiast who recently completed a 2,655-mile thru-hike of the Pacific Crest Trail, traveling from Mexico to Canada over the course of six months. She brings that same “long-trail” mindset to her real estate career—maintaining the endurance, adaptability, and unwavering focus required to navigate long-term projects and ensure the Osborne Group delivers exceptional results for its clients.

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PROFESSIONAL BACKGROUND

Rick Osborne Jr. has been involved in the management, construction, and sale of commercial properties in Northeast Ohio for over 30 years. During this time he has developed, constructed, and owned nearly 2,500,000 square feet of retail and industrial space in Lake County and throughout Northeast Ohio.

Rick Jr. is an Ohio licensed sales agent and has extensive experience developing, reviewing, and generating multiple lease agreements and purchase agreements as well as securing funding and financing for hundreds of projects and properties.

Rick Jr. formed The Osborne Group as the commercial arm of Keller Williams Greater Cleveland Northeast. Rick is part of KW Commercial and is a leader commercial real estate Northeast Ohio.

EDUCATION

University of Mount Union--Bachelors of Science--1988-1992

Bowling Green State University--Master of Science--Economic Geology--1992-1994

Lakeland Community College-2010--Ohio Sales Person License--Real Estate

MEMBERSHIPS

Rick Jr. is a member of ICSC and an active board member for the Lakeland Foundation, Andrews Osborne Academy, and the Osborne Family Trust. Rick Jr. enjoys hiking, sports, and geology and is a member of Appalachian Trail Conservancy and the Buckeye Trail, logging over 2,000 trail miles to date.

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