

FOR SALE

 **50 ROBINSON INDUSTRIAL DRIVE**
PERRYVILLE, MO 63775

FEATURES

- ▶ ±51,580 SF of Structures
- ▶ Lot Size: ±48.26 Acres
- ▶ Sales Price: \$5,526,720
- ▶ CAP Rate: 6.25%
- ▶ 2027 NOI: \$345,420
- ▶ 10-Year Lease Term with 1% Annual Increases (Starting Jan 1, 2027)
- ▶ New manufacturing building to be constructed in 2027. SiteOne responsible for 50% of the building cost. Total price is \$1,680,000. Seller will credit buyer for the remaining balance

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

LOCATION



CONTACT INFO

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TENANT SUMMARY



- ▶ SiteOne Landscape Supply, Inc. (NYSE: SITE) is the largest and only national full product line wholesale distributor of landscape supplies with 700+ locations in the United States and Canada and a 2023 annual revenue of over \$4.3 Billion. As of Q1 2024, SiteOne is more than three times the size of their next competitor with only a ~17% market share.

LEASE SUMMARY

- ▶ Lease Commencement: 11/12/21
- ▶ Lease Expiration: 12/31/36
- ▶ Lease Terms Remaining: 10 Years
- ▶ Options: One, 5-Year Option Remaining
- ▶ Monthly Rent: \$28,500
- ▶ Annual Rent: \$342,00
- ▶ Rental Increases: 1% Annual beginning 1/1/2027
- ▶ Lease Type: Industrial Absolute NNN
- ▶ Tenant Responsibilities: Operating Expenses - Property, Tax, Insurance, Utilities, General Maintenance of Interior and Building Systems (HVAC, Landscape, Etc. ; Roof & Structure
- ▶ Landlord Responsibilities: None



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PROPERTY DETAILS

- | | |
|---------------------------------|----------------------------------|
| ▶ Built in 1997 | ▶ Mulch Building: $\pm 6,600$ SF |
| ▶ Saw Building: $\pm 14,440$ SF | ▶ Office: $\pm 6,590$ SF |
| ▶ Shop: $\pm 14,370$ SF | ▶ ± 48.36 Acres |
| ▶ Sheds: $\pm 9,890$ SF | ▶ 2.45% Building/Lot Coverage |

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