

# SINGLE TENANT NNN

Investment Opportunity

**TIMILON**  
CORPORATION

RECENT 2021 REMODEL | 4.12 ACRE LOT | INDUSTRIAL DENSE CORRIDOR



3602 NW. 16th Street

**TOPEKA** KANSAS

ACTUAL SITE



SRS

CAPITAL  
MARKETS



**GOLDMAN**  
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## INVESTMENT SUMMARY

Offering Summary  
Investment Highlights

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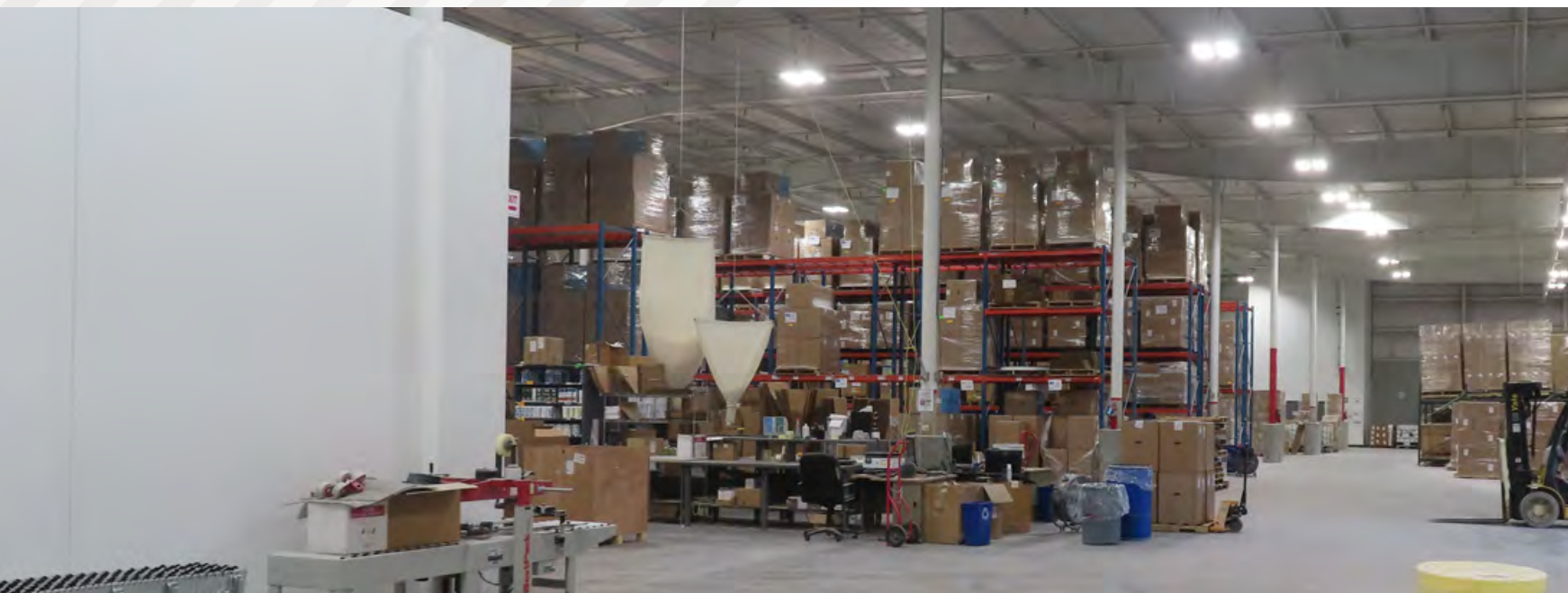
## AREA OVERVIEW

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Rent Roll  
Pricing Summary  
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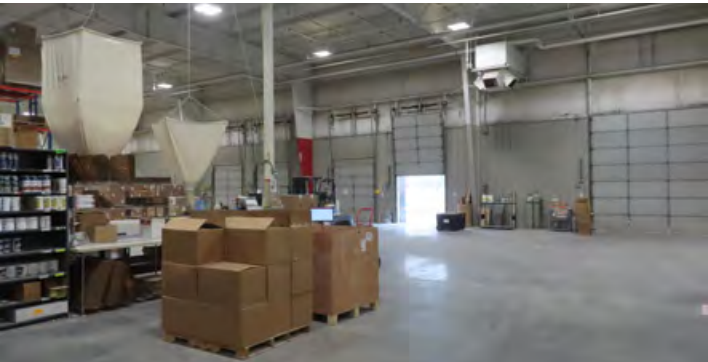
SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN sale leaseback, Timilon Corporation industrial investment property located in Topeka, Kansas. The tenant, Timilon Corporation, will sign a brand new 20-year lease at the close of escrow, demonstrating their commitment to the site. The lease features 1.5% annual increases, steadily growing NOI and hedging against inflation. In 2021, the site was improved with 9,655 sq. ft. +/- of recently constructed, climate-controlled office space, 9 private offices, a conference room, two sets of restrooms, and more. The total cost of the remodel was approximately \$1,200,000, further enhancing the quality and utility of the asset. The building features a mix of modern workspace, warehouse, and office. The lease is NNN with minimal landlord responsibilities, making it an ideal, management-free investment opportunity for an investor.

Timilon is situated in an established industrial park among complementary industrial tenants such as US Foods, GoodYear, United States Postal Service, Global Grain, and more which allows for operational synergies. The building has one 12x14' grade level door, five 8x10' dock doors with bumpers, shelters, and levelers, and 28 ft eave height. Building features allow for a very functional space that can be used for most light industrial uses. The site consists of 4.18 acres +/- or approximate 182,652 square feet of land area providing 25,016 sq. ft. of concrete paved truck court and 12,075 sq. ft. of asphalt car parking and driveway. The asset is zoned PUD (Planned Unit Development), allowing for a wide range of uses and providing significant development flexibility. The site has convenient access to Highway 75 and Interstate 70, which sees approximately 48,000 and 62,300 vehicles per day. The 5-mile trade area is supported by a population of over 91,000 and 76,000 employees with an average household income of \$75,922.

PROPERTY PHOTOS



PROPERTY PHOTOS



## OFFERING SUMMARY



## OFFERING

|                           |                     |
|---------------------------|---------------------|
| Price                     | \$4,664,000         |
| Net Operating Income      | \$326,502           |
| Cap Rate                  | 7.00%               |
| Lease Signature           | Corporate           |
| Tenant                    | Timilon Corporation |
| Lease Type                | NNN                 |
| Landlord Responsibilities | Roof & Structure    |
| Sales Reporting           | No                  |
| ROFO/ROFR                 | Yes                 |

## PROPERTY SPECIFICATIONS

|                        |                                              |
|------------------------|----------------------------------------------|
| Rentable Area          | 50,231 SF                                    |
| Land Area              | 4.12 Acres                                   |
| Property Address       | 3602 NW. 16th Street<br>Topeka, Kansas 66618 |
| Year Built / Remodeled | 1998 / 2021                                  |
| Parcel Number          | 096-23-0-40-01-005.00                        |
| Ownership              | Fee Simple (Land & Building Ownership)       |
| Zoning                 | PUD- Planned Unit Development                |
| Clear Height           | 31'                                          |
| Loading Docks          | 5 Docks 8x 10'                               |
| Grade Level Doors      | 1 Door 12x 14'                               |

### **20-Year Sale-Leaseback | 2021 Remodel | PUD Zoning | 4.12 Acre Lot**

- Timilon Corporation will sign a brand new 20 year lease at the close of escrow with 1.5% annual increases
- The site was improved with approximately 9,655 square feet +/- of recently constructed, climate-controlled office space, including nine private offices, a conference room, and two sets of restrooms
- The total cost of the remodel was approximately \$1,200,000, enhancing the overall utility of the asset
- The building is zoned as a Planned Unit Development (PUD), which allows for flexibility across a variety of permitted uses
- The site is equipped with a large 4.12-acre lot, that includes 25,016 sq. ft. paved truck court and 12,075 sq. ft. asphalt car parking and driveway

### **NNN | Fee Simple Ownership | Minimal Landlord Responsibilities**

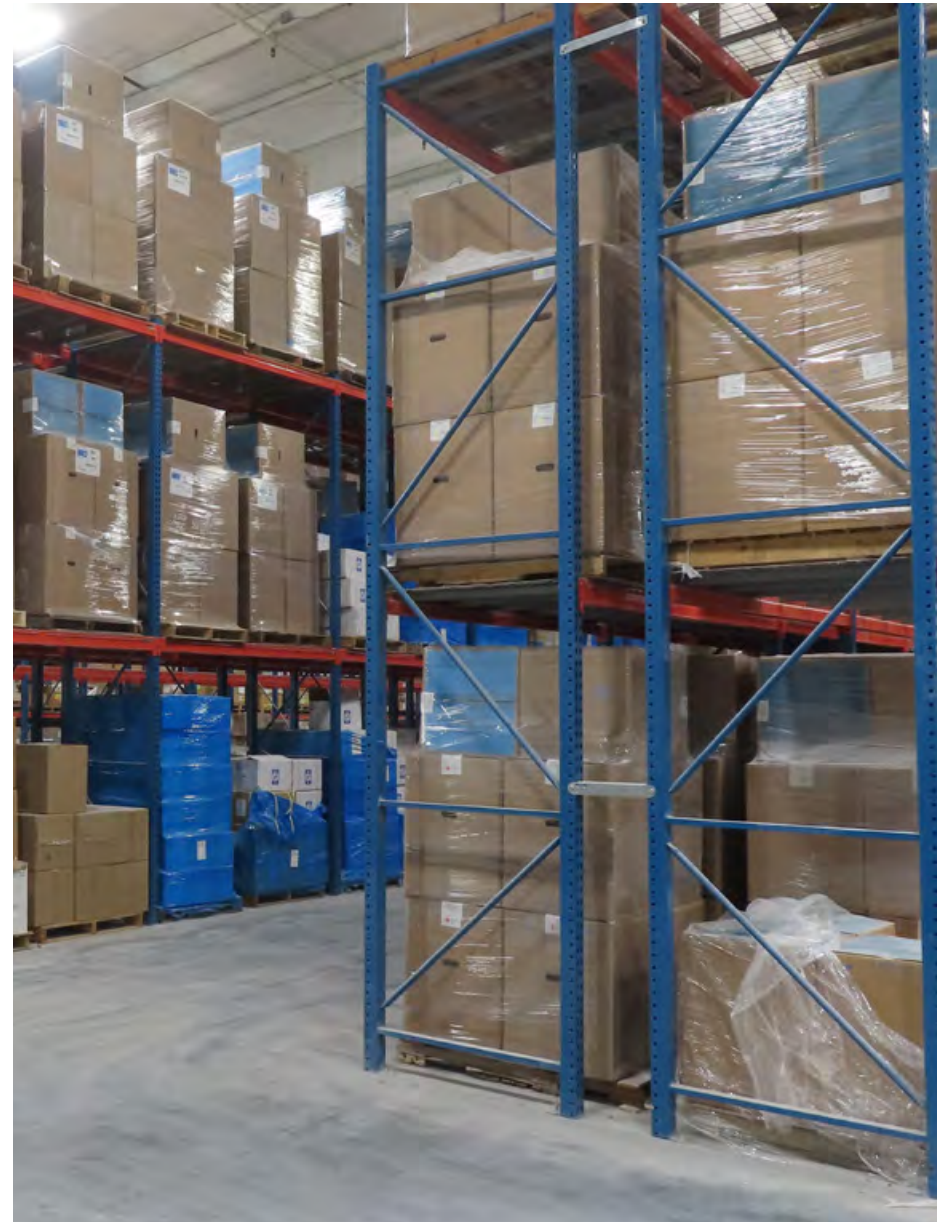
- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Minimal landlord responsibilities
- Ideal, management-free investment for a passive investor

### **Industrial Dense Corridor | Strategic Location | High Traffic Counts**

- The subject property is located in an established industrial park among complementary industrial tenants such as US Foods, Goodyear, United States Postal Service, Global Grain, and more
- The site has convenient access to Highway 75 and Interstate 70, which sees approximately 48,000 and 62,300 vehicles per day
- Strong tenant synergy promotes crossover shopping to the subject property

### **Strong Demographics In 5-Mile Trade Area**

- More than 91,000 residents and 76,000 employees support the trade area
- \$75,922 average household income



## PROPERTY OVERVIEW

### LOCATION



Topeka, Kansas  
Shawnee County  
Topeka MSA

### ACCESS



NW. 16th Street: 1 Access Point

### TRAFFIC COUNTS



NW. Lower Silver Lake Road: 3,600 VPD  
Charles Sheldon Trafficway/U.S. Highway 24: 17,700 VPD

### IMPROVEMENTS



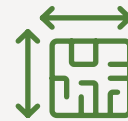
There is approximately 50,231 SF of existing building area

### PARKING



There are approximately 26 parking spaces on the owned parcel.  
The parking ratio is approximately 0.51 stalls per 1,000 SF of leasable area.

### PARCEL



Parcel Number: 096-23-0-40-01-005.00  
Acres: 4.12  
Square Feet: 179,418 SF

### CONSTRUCTION

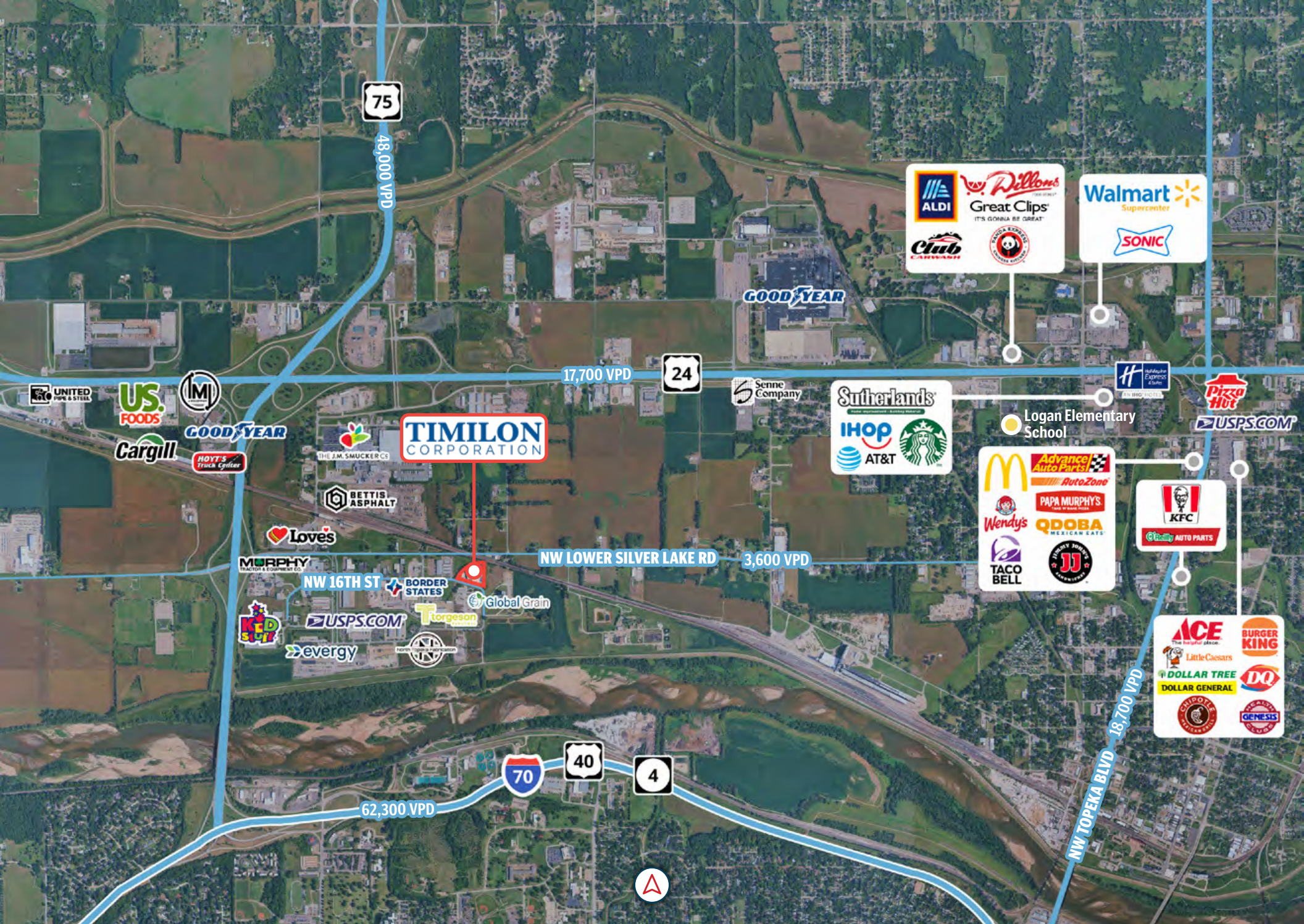


Year Built: 1998  
Year Renovated: 2021

### ZONING

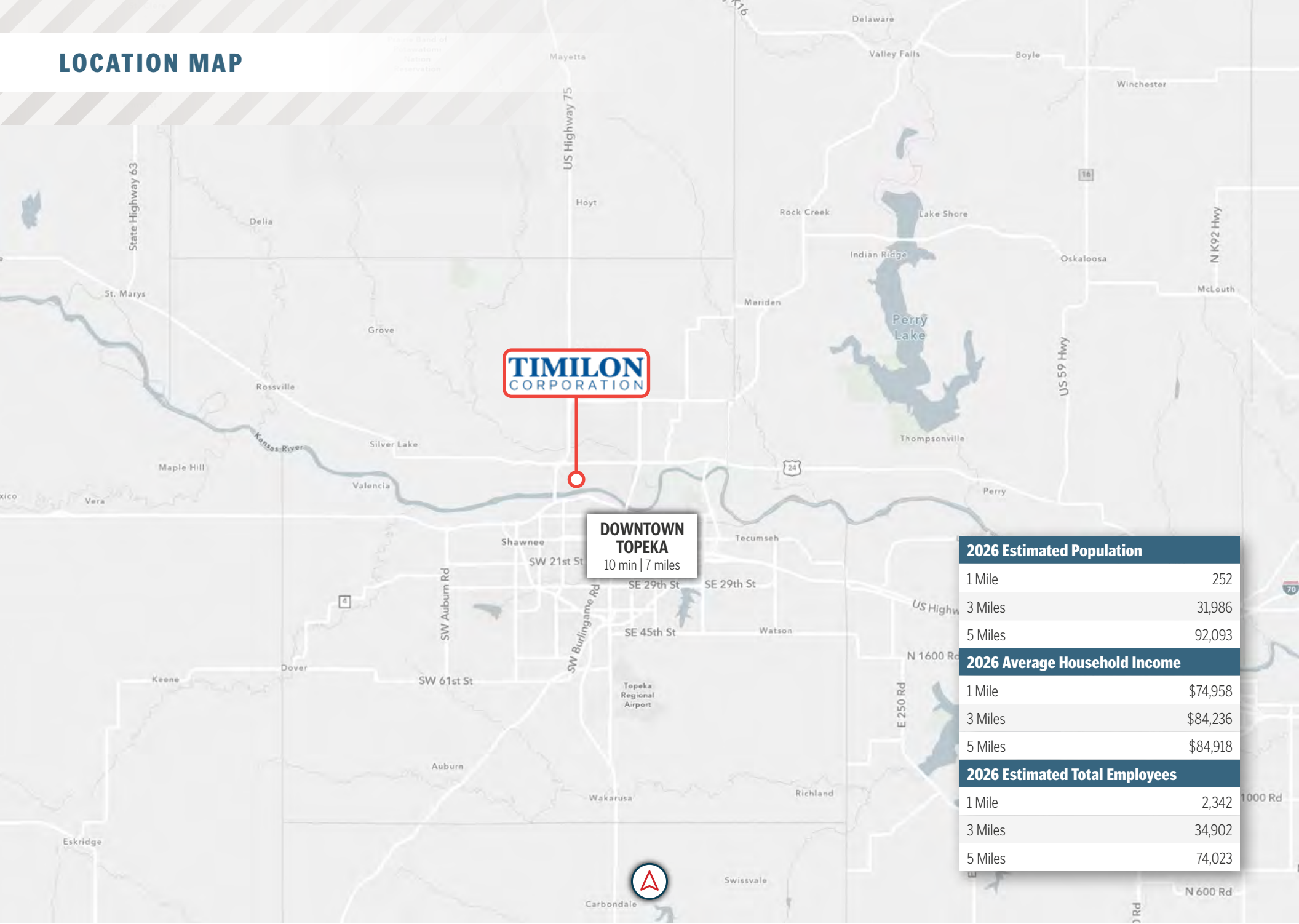


PUD: Planned Unit Development





LOCATION MAP



| 2026 Estimated Population      |          |
|--------------------------------|----------|
| 1 Mile                         | 252      |
| 3 Miles                        | 31,986   |
| 5 Miles                        | 92,093   |
| 2026 Average Household Income  |          |
| 1 Mile                         | \$74,958 |
| 3 Miles                        | \$84,236 |
| 5 Miles                        | \$84,918 |
| 2026 Estimated Total Employees |          |
| 1 Mile                         | 2,342    |
| 3 Miles                        | 34,902   |
| 5 Miles                        | 74,023   |



### TOPEKA, KANSAS

Topeka is the capital city of the U.S. state of Kansas and the seat of Shawnee County. It is situated along the Kansas River in the central part of Shawnee County, in northeast Kansas, in the Central United States. The City of Topeka is the 5th largest city in Kansas with a population of 125,381 as of 2026. The Topeka Metropolitan Statistical Area, which includes Shawnee, Jackson, Jefferson, Osage, and Wabaunsee counties in north east Kansas at the intersection of I-70 and U.S. Highway 75. Its name is actually a Kansas Native-American tribe name and means “a good place to dig potatoes.” However, the potatoes referred to are the prairie potato, a perennial herb in the pea family, native to prairies and plains in central North America, whose starchy root was an important food for Native Americans.

Topeka's economy is anchored by state government, making public administration one of the city's largest employment sectors. Other key industries include healthcare, education, manufacturing, logistics, insurance, and professional services. Major employers include the State of Kansas, Stormont Vail Health, Blue Cross and Blue Shield of Kansas, and manufacturing operations tied to food processing and industrial products. The city's location along Interstate 70 and major rail corridors supports distribution and transportation activity, contributing to economic stability and steady job growth.

Topeka offers a variety of cultural, historical, and recreational attractions. Notable landmarks include the Kansas State Capitol, the Brown v. Board of Education National Historic Site, and the Kansas Museum of History. Outdoor recreation is available at Lake Shawnee, Gage Park, and the Topeka Zoo & Conservation Center. The city also hosts community events, festivals, and performing arts through venues such as the Topeka Performing Arts Center, while nearby Kansas City provides access to major sports, entertainment, and dining destinations.

Topeka is served by Topeka Public Schools (USD 501), offering a range of elementary, middle, and high schools along with career and technical education programs. Higher education plays a significant role in the city, with institutions including Washburn University, Washburn Institute of Technology, and Washburn Law School. Additional colleges and universities in the Kansas City region further expand educational and workforce development opportunities.

## AREA DEMOGRAPHICS

|                                         | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------------------------------|----------|----------|----------|
| <b>Population</b>                       |          |          |          |
| 2026 Estimated Population               | 252      | 31,986   | 92,093   |
| 2031 Projected Population               | 252      | 31,762   | 91,857   |
| 2020 Census Population                  | 257      | 32,772   | 92,407   |
| Projected Annual Growth 2026 to 2031    | 0.00%    | -0.14%   | -0.05%   |
| Historical Annual Growth 2010 to 2020   | -1.13%   | -0.47%   | -0.24%   |
| <b>Households &amp; Growth</b>          |          |          |          |
| 2026 Estimated Households               | 93       | 14,685   | 40,714   |
| 2031 Projected Households               | 94       | 14,716   | 40,969   |
| 2020 Census Households                  | 93       | 14,690   | 40,245   |
| Projected Annual Growth 2026 to 2031    | 0.21%    | 0.04%    | 0.12%    |
| Historical Annual Growth 2010 to 2020   | -0.82%   | -0.32%   | -0.08%   |
| <b>Income</b>                           |          |          |          |
| 2026 Estimated Average Household Income | \$74,958 | \$84,236 | \$84,918 |
| 2026 Estimated Median Household Income  | \$55,517 | \$64,846 | \$65,874 |
| 2026 Estimated Per Capita Income        | \$29,438 | \$38,797 | \$37,476 |
| <b>Businesses &amp; Employees</b>       |          |          |          |
| 2026 Estimated Total Businesses         | 109      | 2,056    | 5,031    |
| 2026 Estimated Total Employees          | 2,342    | 34,902   | 74,023   |



# RENT ROLL

| LEASE TERM          |             |             |           |         |          | RENTAL RATES |        |           |        |               |         |
|---------------------|-------------|-------------|-----------|---------|----------|--------------|--------|-----------|--------|---------------|---------|
| Tenant Name         | Square Feet | Lease Start | Lease End | Begin   | Increase | Monthly      | PSF    | Annually  | PSF    | Recovery Type | Options |
| Timilon Corporation | 50,231      | COE         | 20 Years  | Current | -        | \$27,209     | \$0.54 | \$326,502 | \$6.50 | NNN           | -       |
|                     |             |             |           | Year 2  | 1.5%     | \$27,617     | \$0.55 | \$331,400 | \$6.60 |               |         |
|                     |             |             |           | Year 3  | 1.5%     | \$28,031     | \$0.56 | \$336,371 | \$6.70 |               |         |

## FINANCIAL INFORMATION

|                      |             |
|----------------------|-------------|
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### FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact SRS Debt & Equity at [debtandequity@srsre.com](mailto:debtandequity@srsre.com)



### TIMILON CORPORATION

**timilon.com**

**Company Type:** Private

**Locations:** 1

Headquartered in Bonita Springs, Florida, with local manufacturing in Topeka, Kansas, Timilon Corporation is a technology company specializing in the development and commercialization of advanced materials for neutralizing toxic chemicals, pollutants, and odors from everyday life. Timilon Corporation was founded in Fort Myers, Fla., and is the parent-company of EnviroKlenz®, OdorKlenz®, and FAST-ACT®. Timilon is an innovative and rapidly growing company focused on personal air quality, surface decontamination, and engineered solutions. The company provides destructive adsorption technologies with the ability to destroy, neutralize, eliminate and/or protect against a wide variety of toxic chemicals, noxious odors, and biological hazards.

Source: *timilon.com*



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