

4655 E LIBERTY ST

MEXICO, MO 65265

HOME DEPOT ANCHORED INSTITUTIONAL INDUSTRIAL ASSET

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100% OCCUPIED | 8.5 YEAR WALT | 900,000 SF | SUB 3% ASSUMABLE DEBT

THE OFFERING

Newmark Zimmer Midwest Capital Markets is pleased to present the opportunity to acquire 4655 E Liberty Street, Mexico, Missouri (the "Property"), a Home Depot anchored industrial asset with 8.5 years of WALT including a new tenant investing \$60M into the building for food grade production. The Property is 100% leased to two tenants, Home Depot and Western Smokehouse Partners, on a passive triple net lease structure. The opportunity offers attractive low risk double digit cash on cash returns immediately with existing assumable 2.98% CMBS financing in place.

This facility serves as the distribution center for Home Decorators Collection for Home Depot throughout the Central Region, and is the only non-coastal distribution center for Home Decorators Collection. Home Depot has been a strong community partner with a 25+ year history in the Mexico market. Western Smokehouse Partners is co-investing \$60M into the state-of-the-art facility with Chomps, one of the fastest-growing snack and food brands in the US. The facility is expected to create approximately 250 full-time jobs initially, with potential for future expansion. The Western Smokehouse Partners portion of the building is also tax abated through 2037.

The Central Missouri Industrial Market is a desirable location for various industrial uses because of the low cost of operations and reliable and dense workforce. This established market is healthy with a low vacancy rate of just 3.0%. The subject leases offer a compelling rental rate discount of nearly \$2.50/SF relative to St. Louis and Kansas City, and other peer Central Missouri markets.

INVESTMENT SUMMARY

100%
OCCUPANCY

32'
CLEAR HEIGHT

2.33%
ANNUAL RENT INCREASES

8.5 YEARS
WALT

1997/2017
YEAR BUILT

900,000 SF
BUILDING AREA

\$3,466,137
YEAR 1 NOI

110.65
SITE ACRES

CONTACT

TRANSACTION LEADS

Mark Long, SIOR, CCIM, CRE, LEED AP
President and Chief Executive Officer
Heartland Industrial & Logistics
t 816-512-1011
mlong@nzimmer.com

Chris Robertson, CCIM
Executive Managing Director, Principal
Investment Sales and Capital Markets
t 816-512-1014
crobertson@nzimmer.com

Michael VanBuskirk, SIOR, CCIM, CRE
Vice Chairman, Principal
Investment Sales and Capital Markets
t 816-512-1010
mvanbuskirk@nzimmer.com

John Hassler, SIOR
Executive Managing Director, Principal
Heartland Industrial & Logistics
t 816-268-4208
jhassler@nzimmer.com

DEBT & STRUCTURED FINANCE ADVISOR

Daniel Fromm
Senior Managing Director
Debt & Structured Finance
t 212-372-0757
daniel.fromm@nmrk.com

TRANSACTION SUPPORT

Raegen Root, CCIM
Senior Financial Analyst
Investment Sales & Capital Markets
t 816-512-1005
rroot@nzimmer.com

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