



# FOR SALE

**FULLY-LEASED INDUSTRIAL INVESTMENT PROPERTY  
3-TENANT BUILDING | FORTUNE 100 PRIMARY TENANT**

100 Center Street | Galesburg, KS 66740



**310.839.3333**  
**LANCELOT**  
Commercial Industrial Brokerage

# INVESTMENT HIGHLIGHTS

## FULLY LEASED INDUSTRIAL ASSET LOCATED IN GALESBURG, KANSAS

- Anchored by a Fortune 100 tenant, Johnson Control.
- Strategically located near Johnson Control's facility in Parsons, Kansas.
- 126,392 SF building occupied by 3 tenants, positioned on 13.5-acre site.
- Building features nine overhead doors and three dock doors.

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**Listing Price:** \$1,999,000

**Total Net Income:** \$294,146

**Cap Rate (On Actual Income):** 14.7

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**Value Added Investment to 18.5 CAP on Lease up on 21,392 SF lease up at market value.**



**LANCE LEVIN, PRESIDENT**

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## PROPERTY DETAILS

|                     |   |
|---------------------|---|
| Address:            | 100 Center Street<br>Galesburg, KS 66740                    |
| Building Size:      | 126,393 SF  |
| Lot Size:           | 13.50 Acres   |
| Year Built          | 1972  |
| Loading:            | 9 overhead doors / 4 grade doors                            |
| Parking:            | 294 Spaces in Onsite Lot                                    |
| Clear Height:       | 24' – 29'   |
| Building Structure: | Steel framework, poured concrete slab, metal on steel frame |
| Roof:               | Metal   |
| Lighting:           | Fluorescent   |



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## LEASING DETAILS

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TENANT ONE: **Johnson Controls, Inc.** (Ticker Symbol JCI) occupying 50,000 SF

- Lease Expires August 31, 2026
  - Rent: \$12,875 NNN - \$.26 psf (9/1/24-8/31/25)
  - Rent: \$13,261 NNN - \$.27psf (9/1/25 - 8/31/26)
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TENANT TWO: **Transportation Partners & Logistics** occupying 55,000 SF

- Lease Expires March 31, 2026
  - Rent: \$11,444.40 NNN - \$.21 psf (4/1/2025 - 3/31/26)
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TENANT THREE: **Vacating on 6/30/2025** occupying 21,392 SF



# TENANT OVERVIEW

## JOHNSON CONTROLS

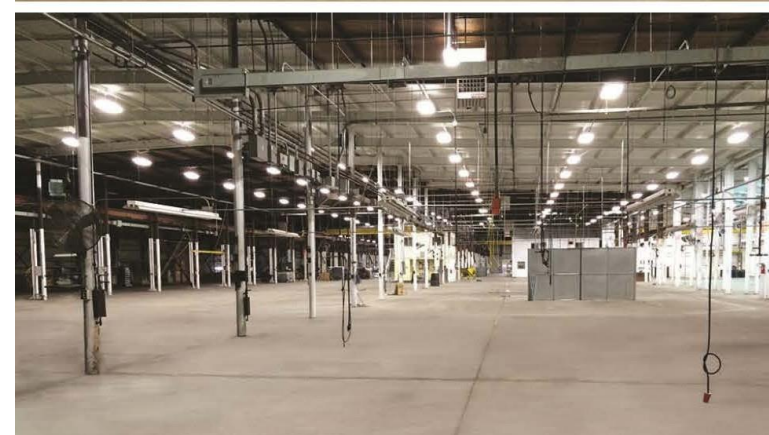
Johnson Controls is a world leader in smart buildings, creating safe, healthy and sustainable spaces. Johnson Controls offers the world's largest portfolio of building technology, software and services. Supported by a team of more than 100,000 dedicated employees working across 150 countries, the company is helping customers achieve their sustainability goals and power their mission.

## TP&L

Currently serving a variety of OEMs, project developers and supply companies, TP&L provides logistics and transportation management for dimensional freight such as wind power components and project cargo for a variety of industries across the entire supply chain. Since 2011, TP&L's unique one-stop-shop for logistics and management solutions has assisted more than 75 wind farms and multiple oil/gas drilling projects throughout the United States, Canada and Mexico.



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# BUILDING SITE PLAN

 TP&L

 JOHNSON CONTROLS, INC.

 TANK CONNECTIONS (Vacating June 2025)



**100 CENTER STREET | GALESBURG, KS 66740**

