



INVESTMENT OPPORTUNITY



7200 NE Birmingham, Kansas City North, MO

1 Investment Overview

Opportunity to acquire a free-standing building that is occupied by Mid Continent Tool and Molding. At closing, Mid Continent Tool and Molding will sign a 10 year leaseback of the property. 7200 NE Birmingham is a 31,200+/- SF building located on 2.42+/- acres. Mid Continent Tool and Molding has occupied the building for over 40 years. Mid Continent Tool and Molding has been engineering and molding high tolerance parts in Kansas City since 1955. It is the Goal of Mid Continent Tool and Molding to set the standard for the industries we serve and to be the organization by which others are measured.



TRUENORTH
INDUSTRIAL REALTY



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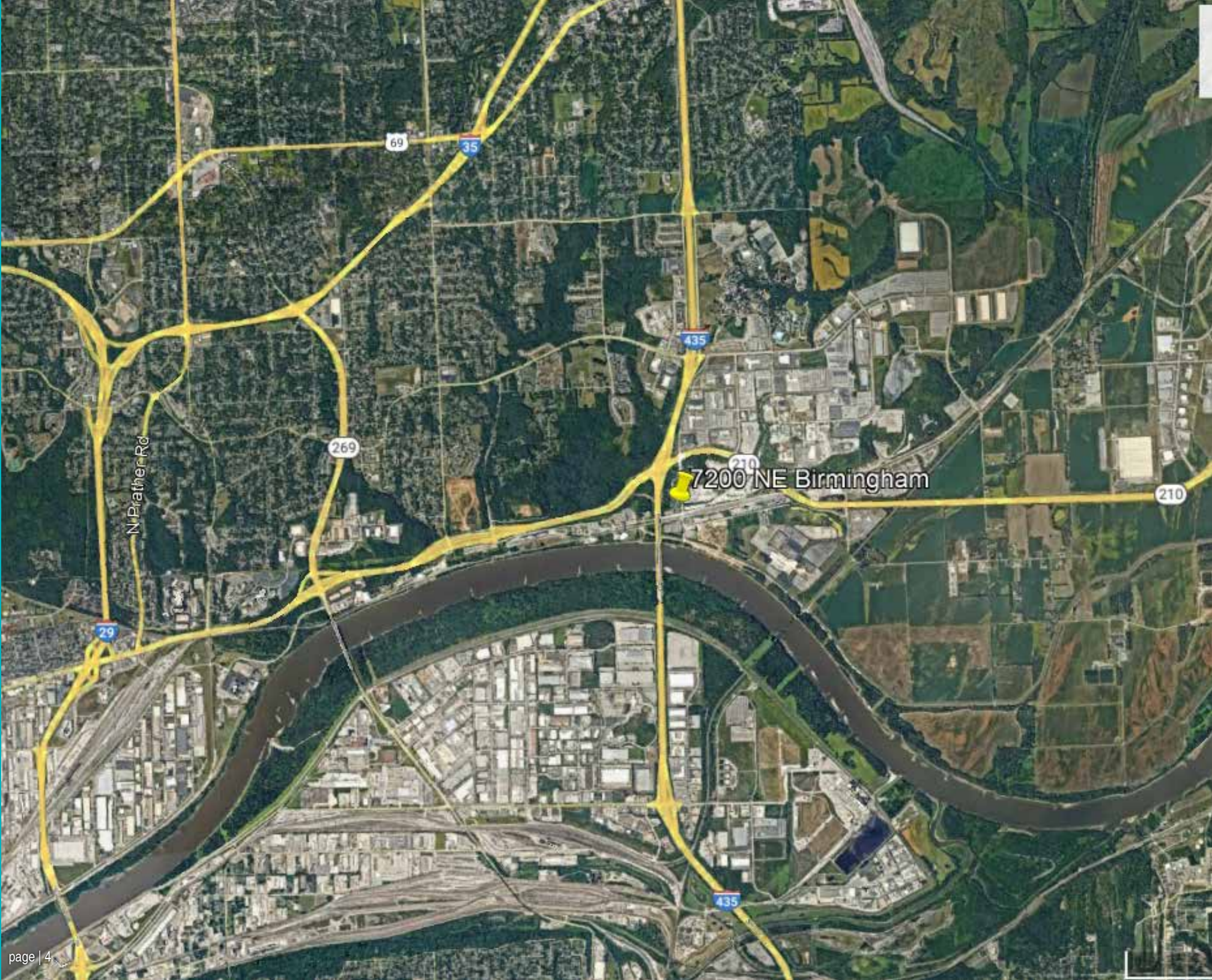
401

Randolph Rd

Randolph Rd

NE Birmingham Rd





N. Prather Rd

7200 NE Birmingham



PROPERTY SUMMARY: 7200 NE Birmingham | Kansas City North, MO



STRUCTURE

Building Sq.Ft.:	31,200 +/-	Office Sq.Ft.:	4,225 +/- SF
Structure:	Masonry	Warehouse HVAC:	AC throughout the building
Loading	2 Dock High/1 Drive In	Floor:	Concrete
Clear Ht.:	20'	Taxes (2023):	\$21,595.21
Electrical Service:	3000 amp / 480 volt / 3 phase	Parking:	24 Spaces
Roof:	Built-up	Year Built:	1978
Sprinkler:	Wet	Column Spacing:	47' x 30'
Lights:	LED	Features:	10-Ton bridge crane and bus ducts

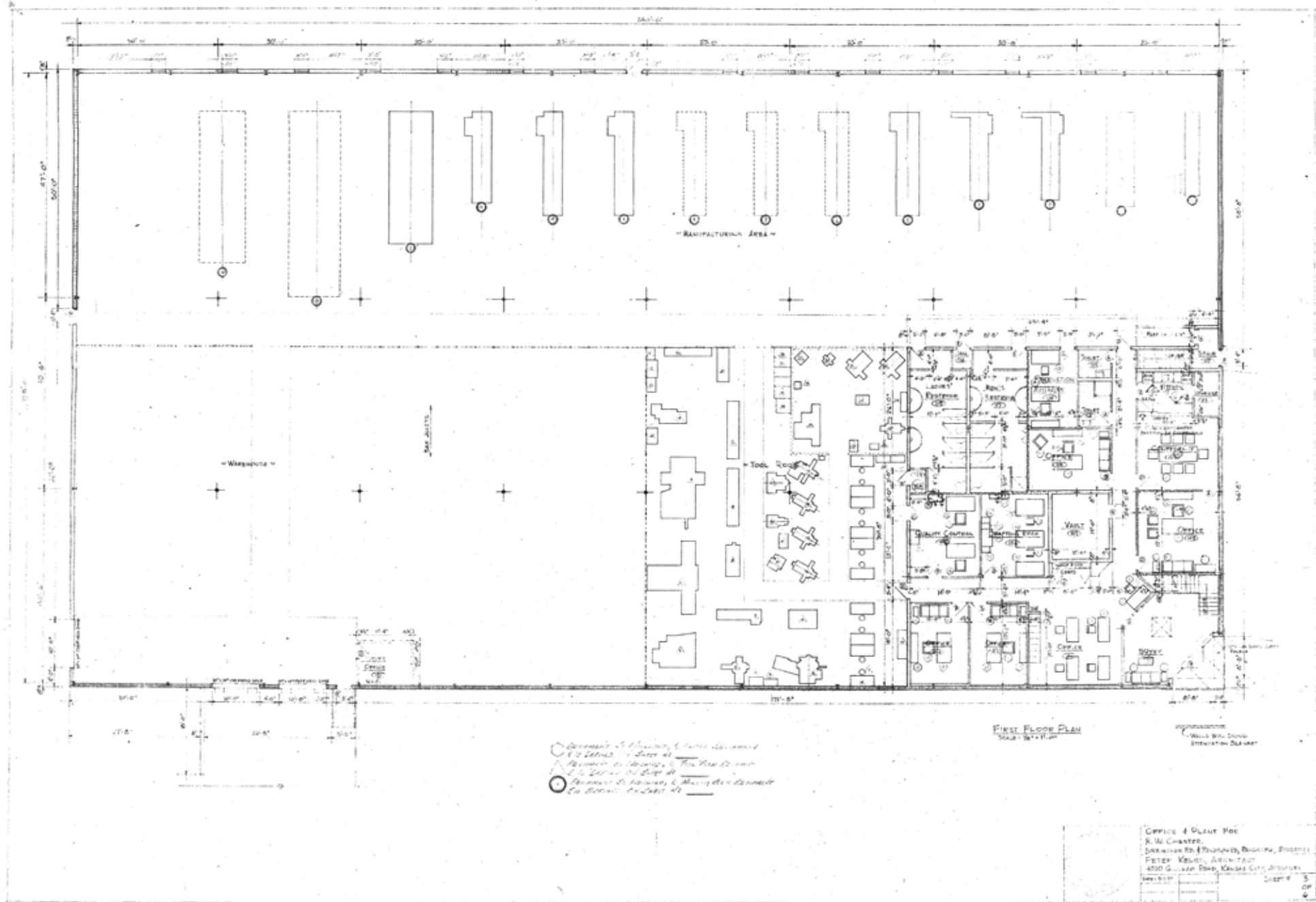
SITE

Size:	2.42 +/- Acres
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UTILITIES

Electricity:	Evergy
Gas:	MGE
San sewer:	City of KCMO
Water:	City of KCMO









Tenant & Lease Information

Tenant:	Mid Continent Tool and Molding
Lease Term:	10 years from Date of Sale
Lease Rate:	\$18,000/month NNN with 2% annual increases
Renewal Options:	2 Five year option – 1 st option at continuation of annual increase 2 nd option at Market rate
Tenant Responsibilities:	Everything except roof and structure
Landlord Responsibilities:	Roof and structure
Annual Net Rent:	\$216,000.00/year with 2% annual increases
Website:	www.mctminc.com



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True North Industrial Realty was created to be your partner

For most industrial investors, acquiring or disposing of real estate is an occasional need. Entering a business that is not your core business is difficult at best. When the time comes for you to enter the real estate market to find investment property or dispose of a property that no longer serves your investment goals, you need a trusted and experienced partner who can guide you through the process with astute advice; one who represents your interests to ensure that you make the best decisions for you and your company. True North is there to assist you in making the best real estate decisions for your portfolio today and to help you prepare for future investment needs.

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Contact Us

We look forward to hearing from you. You can contact our experienced team directly via phone, email or our contact form. We will respond to your enquiry as soon as possible.

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