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## Renovated Industrial / Flex Property for Sale

4,800 SF | Industrial / Flex | Income in Place with Defined NNN Transition

**414 E Industrial St  
Goddard, KS 67052**

### PROPERTY OVERVIEW

- 4,800 SF light industrial / flex building
- Two 2,400 SF suites
- Fully renovated and turnkey
- 100% leased
- Defined transition from modified gross to stabilized triple net (NNN) leases at renewal
- 2% annual rent escalations
- Fully HVAC'd throughout
- 3-phase power
- Full semi-truck access
- Secure fenced site with electronic gate and cameras

### INVESTMENT HIGHLIGHTS

- Income in place today with defined transition to stabilized NNN at renewal
- Pro forma NOI at stabilization: approximately \$51,900
- Replacement cost for a comparable facility would materially exceed the offering price, excluding land
- **Offered at: \$685,000**
- Pricing aligns with conventional industrial underwriting parameters
- Located within an established Goddard industrial park serving the Wichita MSA
- Strong demand for small-format industrial and flex space

### FUTURE FLEXIBILITY

Large, flat rear yard located on fully serviced industrial land. Ownership has met directly with the City, and the site has been confirmed as compatible with additional light industrial or flex space development. No zoning conflicts have been identified. Utilities and access are already in place.

**Future development scope and timing can be determined by the buyer based on use and strategy.**