

Offering Memorandum | Single-Tenant | NNN Leased | Industrial

1129 Merriam Lane Kansas City, Kansas



Jack Higgins

Senior Vice President
+1 816 556 1170
jack.higgins@colliers.com

Colliers Kansas City

4520 Main Street, Ste 1000
Kansas City, MO 64111
colliers.com/kansascity

Colliers



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Offering Summary

On behalf of Ownership, Colliers is pleased to present to qualified investors the opportunity to acquire 1129 Merriam Lane, Kansas City, Kansas

- 10,800 SF
- Located in Wyandotte County, Kansas
- Great interstate access to I-35, I-635, and Hwy 69
- 5.05-acre parcel
- 100% leased to Forshaw, Inc.
- Lease term: Five (5) years (expires 4/30/29)
 - Tenant has two Five (5) Year options to renew
- Lease type: NNN
 - Landlord responsibilities: Structural repairs/replacement; and parking lot replacement
- Current NOI: \$72,683.40
- Annual rent escalations tied to CPI
- Sale price: \$830,000.00
 - Current cap rate: 8.75%

Building Specifications

Total Building Size

- 10,800 SF
- Office: 4,560 SF office (two levels)

Land Area

- 5.05 acres
- ±0.25 acre paved lot behind building

Year Built

- 1920; warehouse expanded in 1973

Clear Height

- 18'

Loading

- 2 dock-high doors (10'x10')
- 1 drive-in (12'x14')

Roof

- Pitched & flat; standing seam metal and membrane

Construction Type

- Masonry & steel

Sprinkler System

- None

Zoning

- M-3 (Heavy Industrial)



Building Photos



Reception Area



Loading Area

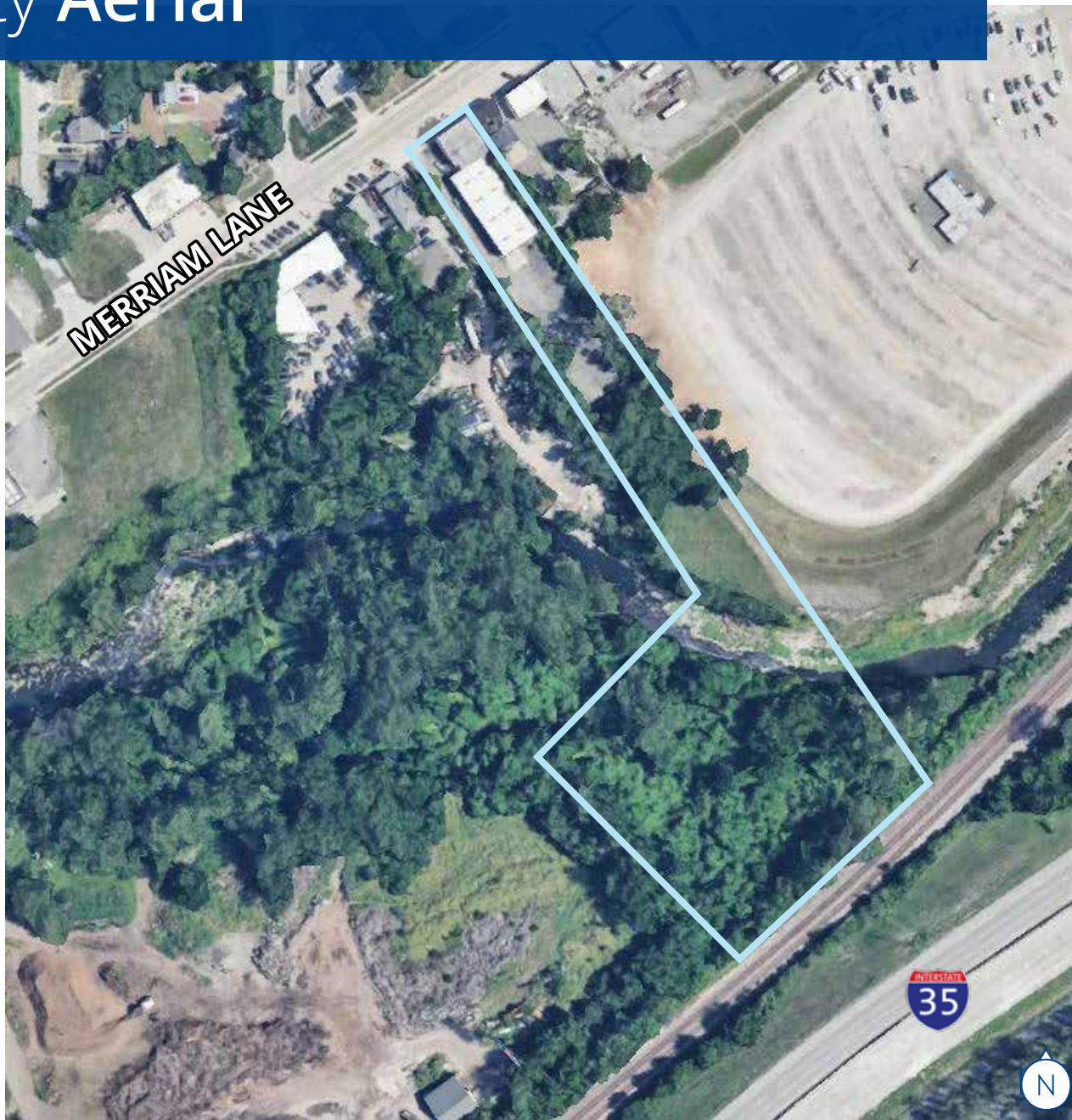


Warehouse

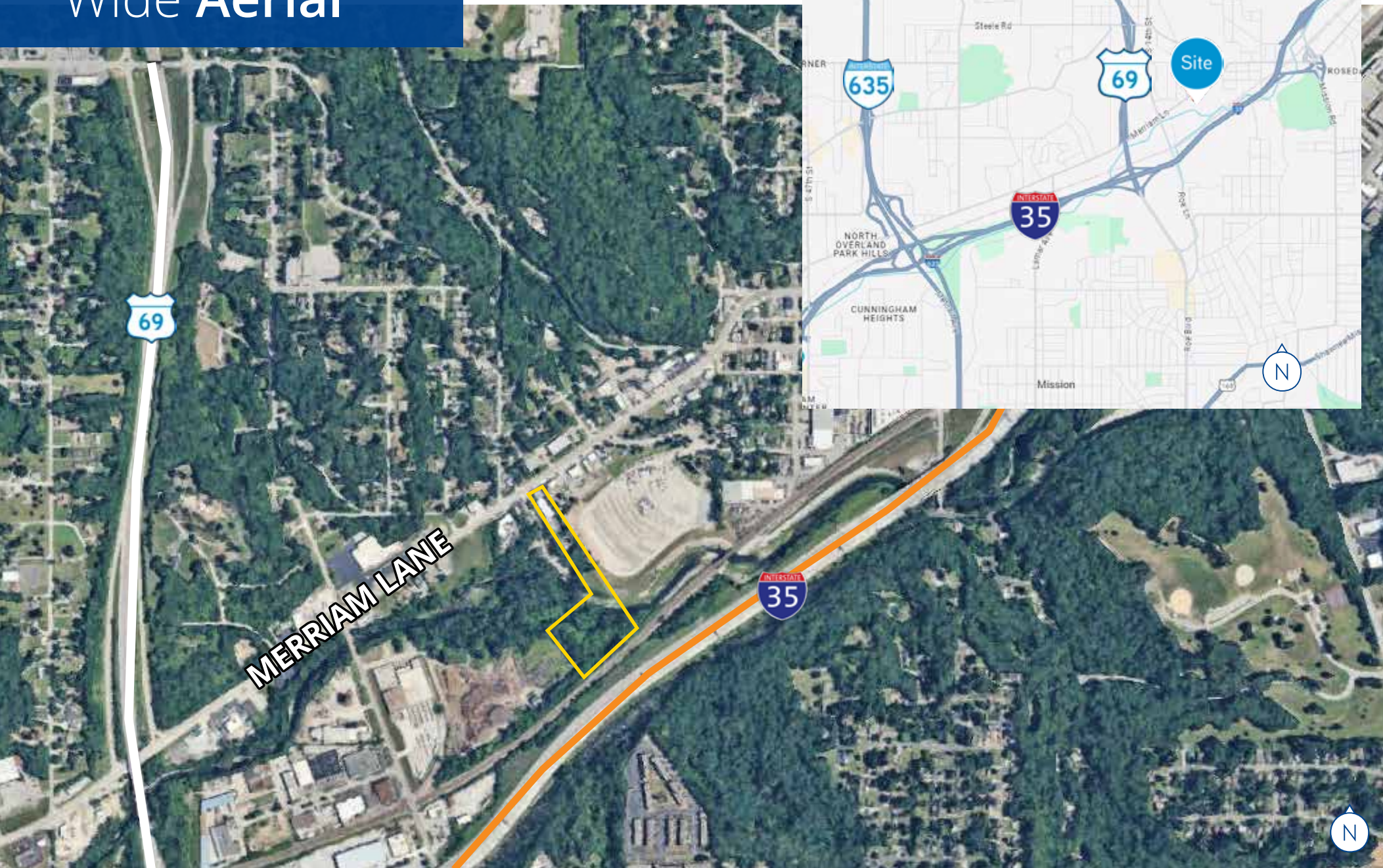


Truck Court

Property Aerial



Wide Aerial



Tenant Overview

Forshaw, Inc.

Forshaw is a premier distributor in the Pest Management Industry. Forshaw is a third-generation, family-owned and operated national pest control distribution business headquartered in Charlotte, North Carolina with several offices strategically located throughout the U.S. Forshaw currently has 11 locations across the United States.

Forshaw is recognized as an industry leader that provides strategic solutions to their customers and vendors to protect public health.

Forshaw team of industry experts supplies confidence by elevating their partners' businesses and their industry through personal relationships, unparalleled service, innovative/integrated technology, inventory forecasting, training opportunities, and peer networking. Forshaw currently supplies over 2,000 unique products and constantly evaluates current inventory to keep up with PMP demand and industry trends



Offering Memorandum

1129 Merriam Lane

Kansas City, Kansas



Accelerating success.

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