

505 N RIDGEVIEW DR

WARRENSBURG, MO

STATE OF MISSOURI

9.50% CAP RATE

19,392 SQUARE FEET



NEWMARK
ZIMMER

OFFERING MEMORANDUM

THE OFFERING

Newmark Zimmer, as an exclusive advisor, is pleased to present the opportunity to acquire a 19,392-square-foot, single-tenant building located at 505 N Ridgeview Dr, Warrensburg, MO 64093 (“The Property”). The Property is being offered at a 9.50% cap rate, for \$1,550,000 (\$79.93/SF).

The Property is 100% leased to the State of Missouri, which has occupied the building for 30 years, since it was constructed. Strategically located in Warrensburg, the office provides important state services to residents of Warrensburg and the surrounding community. Services operating include the Warrensburg Driving Test Center, Missouri Child Support, Probation & Parole Office, and Johnson County Family Support.



GUIDED PROPERTY TOURS

Property inspections will be made only by appointment and arranged through Newmark Zimmer. Inquiries should be directed to:

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INVESTMENT HIGHLIGHTS



100% Occupied by
the State of
Missouri



Build-to-suit
property that Tenant
has occupied since
construction in 1994



High cap rate
opportunity
9.50%



0.4% office
vacancy in
Warrensburg



\$147,297 in
place NOI

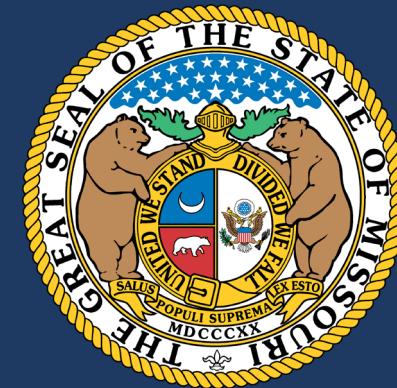


PROPERTY DETAILS



PROPERTY ADDRESS	505 N Ridgeview Dr
CITY, STATE, ZIP	Warrensburg, MO 64093
COUNTY	Johnson
SQUARE FOOTAGE	19,392
TENANT	State of Missouri
YEAR BUILT	1994
SITE AREA	4.75 Acres
PARKING SPACES	112
PARKING RATIO	5.78 / 1,000
PERCENT LEASED	100%
ZONING	LI - Light Industrial
PARCEL NUMBER	11-4-0-19-000-000-051.002

TENANT OVERVIEW



The State of Missouri operates multiple businesses out of the office, including Warrensburg Driving Test Center, Probation & Parole Office, Missouri Child Support, and Johnson County Family Support. Missouri holds the highest credit ratings from both S&P (AAA) and Moody's (AAa).



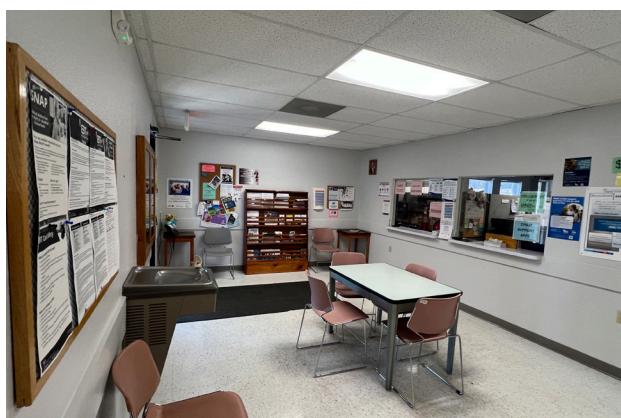
Missouri Department of
Public Safety



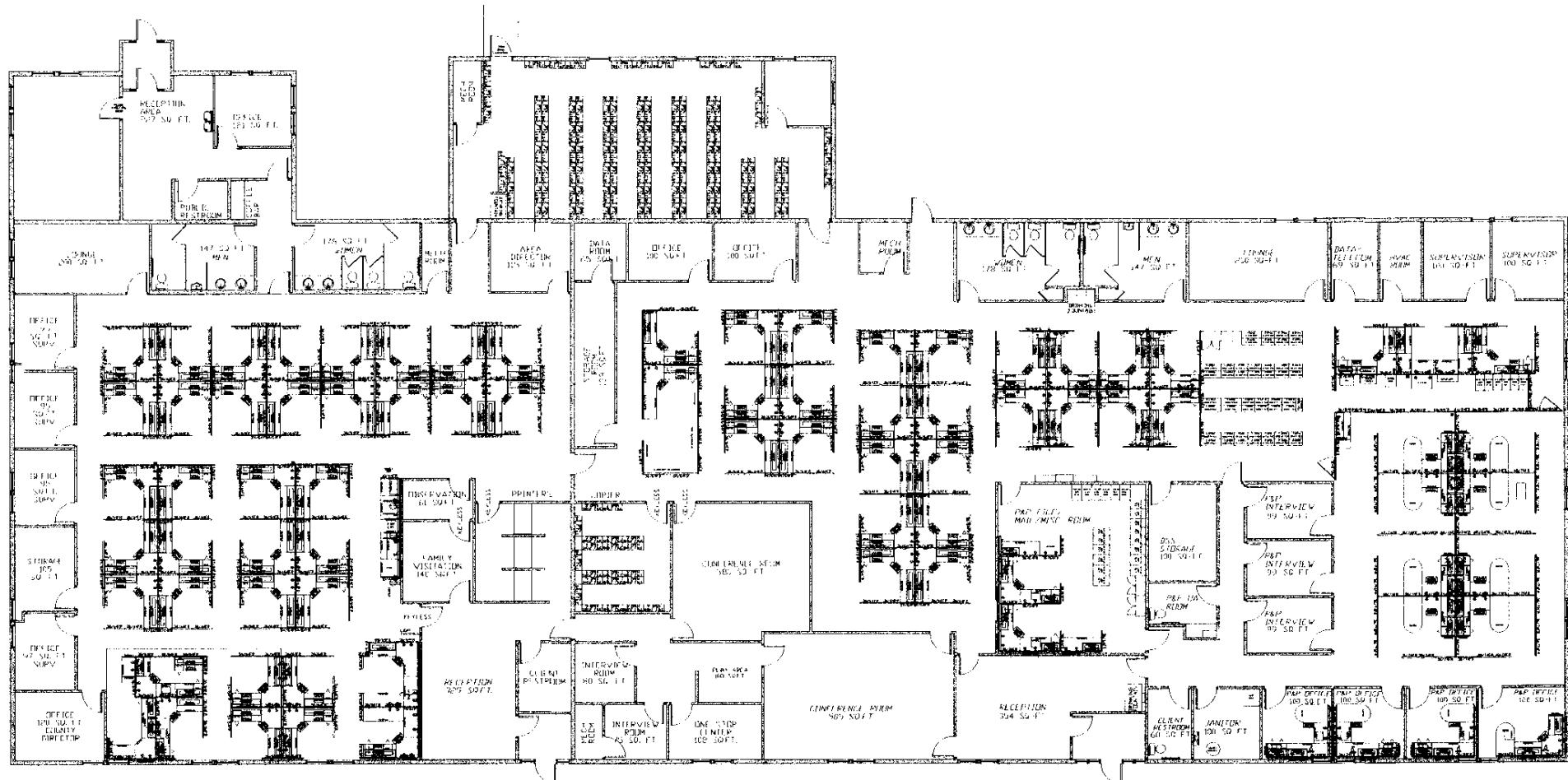
PROPERTY LOCATION



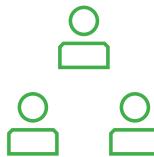
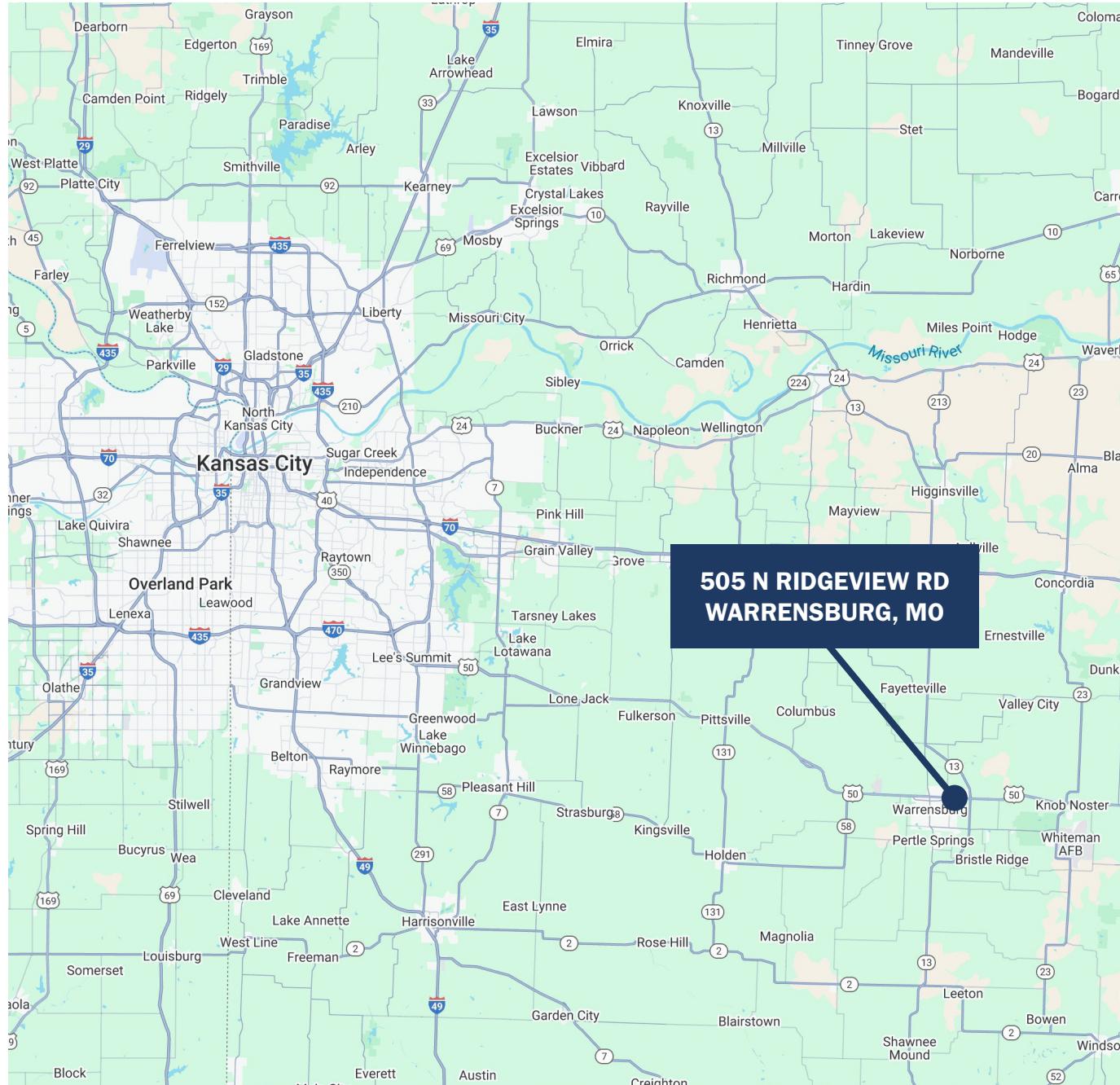
PROPERTY PHOTOS



FLOOR PLAN



MAP & DEMOGRAPHICS



TOTAL POPULATION

1 Mile	4,895
3 Mile	20,876
5 Mile	25,215



TOTAL HOUSEHOLDS

1 Mile	1,898
3 Mile	7,876
5 Mile	9,611



AVERAGE HOUSEHOLD INCOME

1 Mile	\$84,943
3 Mile	\$79,043
5 Mile	\$79,779

WARRENSBURG OVERVIEW

Warrensburg, Missouri is a vibrant and welcoming city of 20,000 with a diverse local economy and a strong community spirit. It is home to the University of Central Missouri, public university with 13,700 students. The University is a major local institution that brings energy, innovation, and international influence to the area. The local economy is anchored by sectors including educational services, healthcare, retail, advanced manufacturing, agtech, and defense. Major employers include Whiteman Air Force Base, the University of Central Missouri, and companies such as 3M and Schreiber Foods.



THE UNIVERSITY OF CENTRAL MISSOURI

- **13,700** students from **48** states and more than **50** countries
- **150** academic programs, including graduate and professional degrees
- State leader in degree completion



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WARRENSBURG, MO

FOR MORE INFORMATION

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