



INVESTMENT OPPORTUNITY

207 Bennington, Kansas City, MO



Investment Overview

Opportunity to acquire a reload facility that is occupied by Omni Transloading and Logistics, Inc. at 207 Bennington, Kansas City, MO. 207 Bennington is a unique reload facility with a rail spur that can accommodate 11 rail cars and allows for open reciprocal switching 5 days a week. Omni Transloading is headquartered in Miami Florida. Their mission is to bring Omni global with our high reputation on excellence in shipping and logistics, leaving our Omni mark with a constant focus on serving our customers.

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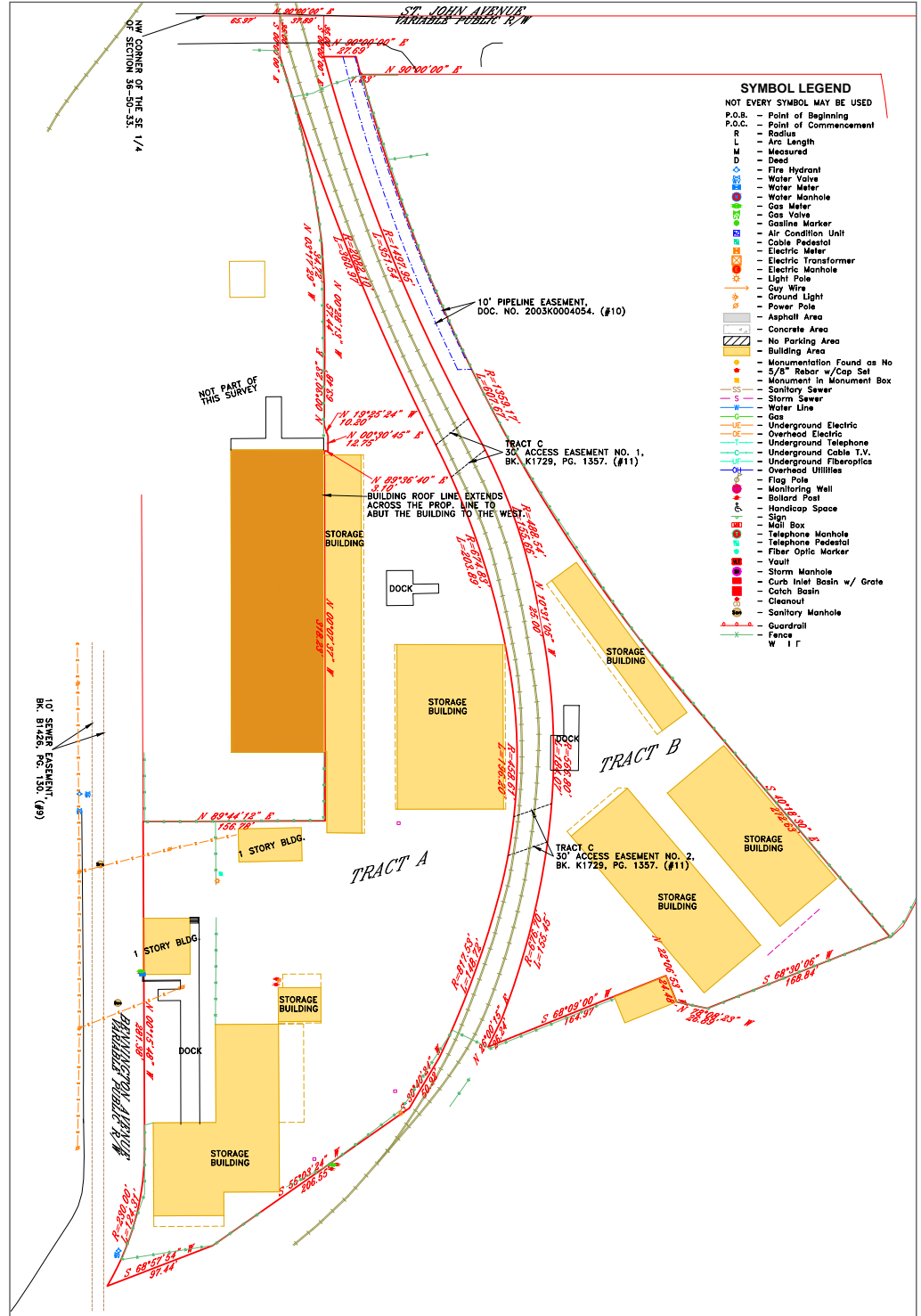
PROPERTY SUMMARY

207 Bennington | Kansas City, MO

4.4+/- Acre Reload Facility

Property Highlights

- 8 Building complex – providing office space and covered/indoor storage
- Rail spur that is able to accommodate 11 rail cars
- Kansas City Terminal open reciprocal switch – 5 days a week switching
- Great access to I-435
- Zoning: M1-5



Contact Us for Offers

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 inquiry as soon as possible.





Tenant Lease Information



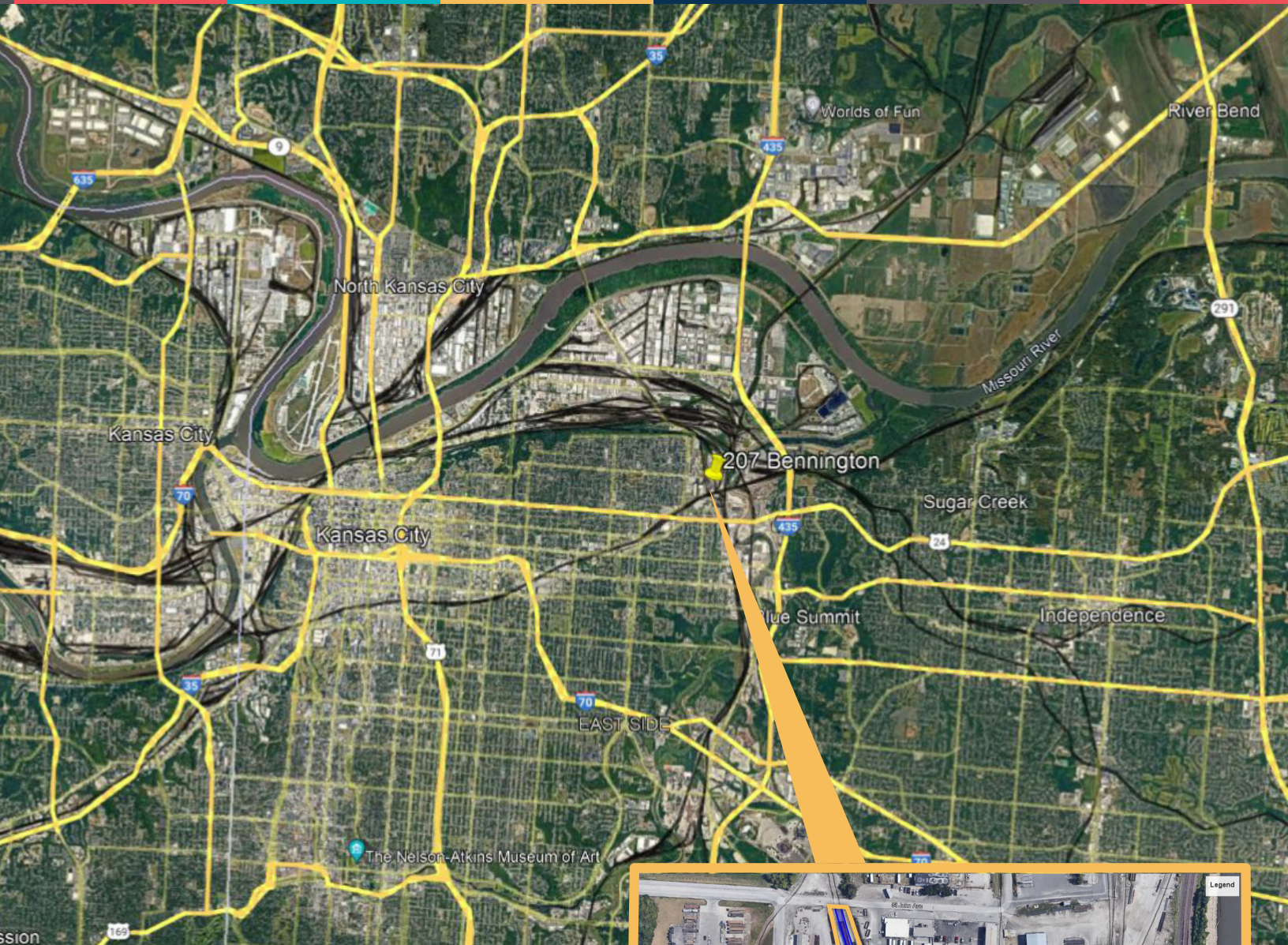
Tenant & Lease Information

Tenant:	Omni Transloading & Logistics, Inc
Lease Term:	4/1/2024–3/31/2028
Lease Rate:	4/1/2024–3/31/2025: \$20,000/month NNN 4/1/2025–3/31/2026: \$21,000/month NNN 4/1/2026–3/31/2027: \$21,630/month NNN 4/1/2027–3/31/2028: \$22,278.90/month NNN
Renewal Options:	None
Landlord Responsibilities:	None
Annual Net Rent:	\$240,000
Website:	www.omnitransloading.com

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