



BRAND-NEW INDUSTRIAL BUILDING TOTALING 201,096 SF
100% LEASED FOR 5 YEARS WITH 3% ANNUAL BUMPS
CREDIT TENANT (AGCO CORPORATION)
CALL FOR PRICING GUIDANCE

1519 WEST MACARTHUR ROAD • WICHITA, KANSAS





PUBLIC
OWNERSHIP

AGCO
STOCK SYMBOL

\$7.21B
MARKET
CAP

\$14.41B
2023
REVENUE

BBB-
S&P CREDIT
RATING

BAA2
MOODY'S
RATING

COMPANY OVERVIEW

IRONHORSE BUILDING 1

AGCO Corporation is a designer, manufacturer and distributor of agricultural machinery and precision agriculture technology. The Company sells a range of agricultural equipment, including tractors, combines, self-propelled sprayers, hay tools, forage equipment, seeding and tillage equipment, implements, and grain storage and protein production systems. It provides telemetry-based fleet management tools, including remote monitoring and diagnostics, which help farmers improve uptime, machine and yield optimization, mixed fleet optimization and decision support. The Company's Precision Planting, Headsight and Intelligent Ag Solutions brands provide retrofit solutions to upgrade farmers existing equipment to improve their planting, liquid application and harvest operations. The Company's Precision Planting, Headsight, JCA and Intelligent Ag Solutions brands also sell precision agriculture solutions around the crop cycle to third party original equipment manufacturers (OEMs).

GLOBAL REACH AND OPERATIONS

AGCO operates multiple facilities across the United States and internationally, with major locations including Arlington, TX, Assumption, IL, Batavia, IL, Beloit, KS, and Clear Lake, IA. The company owns approximately 3.4 million square feet of facilities in the US and leases an additional 1.5 million square feet internationally.

SUSTAINABILITY AND INNOVATION

AGCO is dedicated to promoting sustainability in agriculture through innovative products and solutions that improve efficiency and reduce environmental impact. The company's smart farming technologies are designed to help farmers achieve higher yields with lower inputs, ensuring more sustainable food production for the future.



#295

FORTUNE 500 RANKING



140+

COUNTRIES



27,900

EMPLOYEES

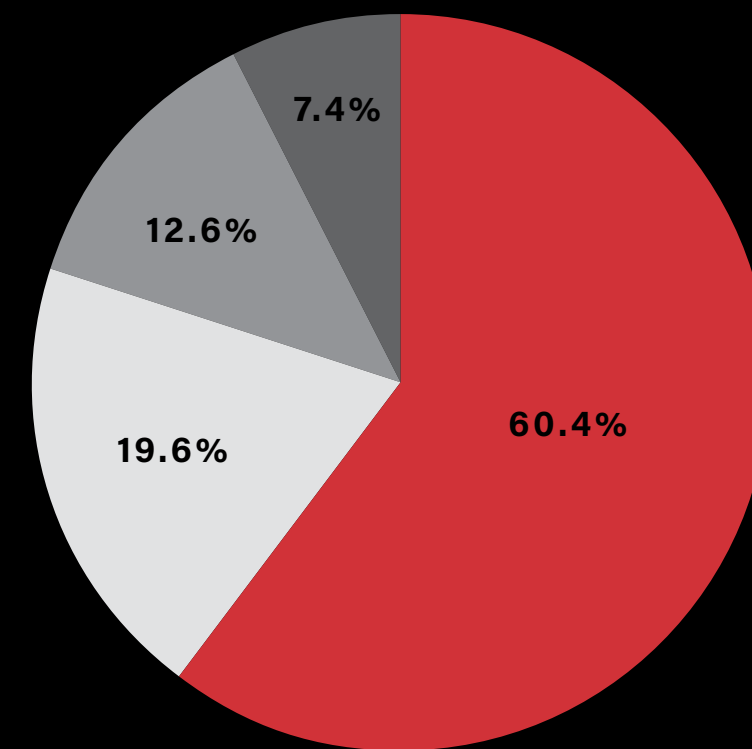


1990

YEAR FOUNDED

MAIN REVENUE STREAMS

- TRACTORS
- COMBINES, APPLICATION EQUIPMENT & OTHER MACHINERY
- REPLACEMENT PARTS
- GRAIN STORAGE & PROTEIN PRODUCTION SYSTEMS



PROPERTY DETAILS

AND AREA INFORMATION

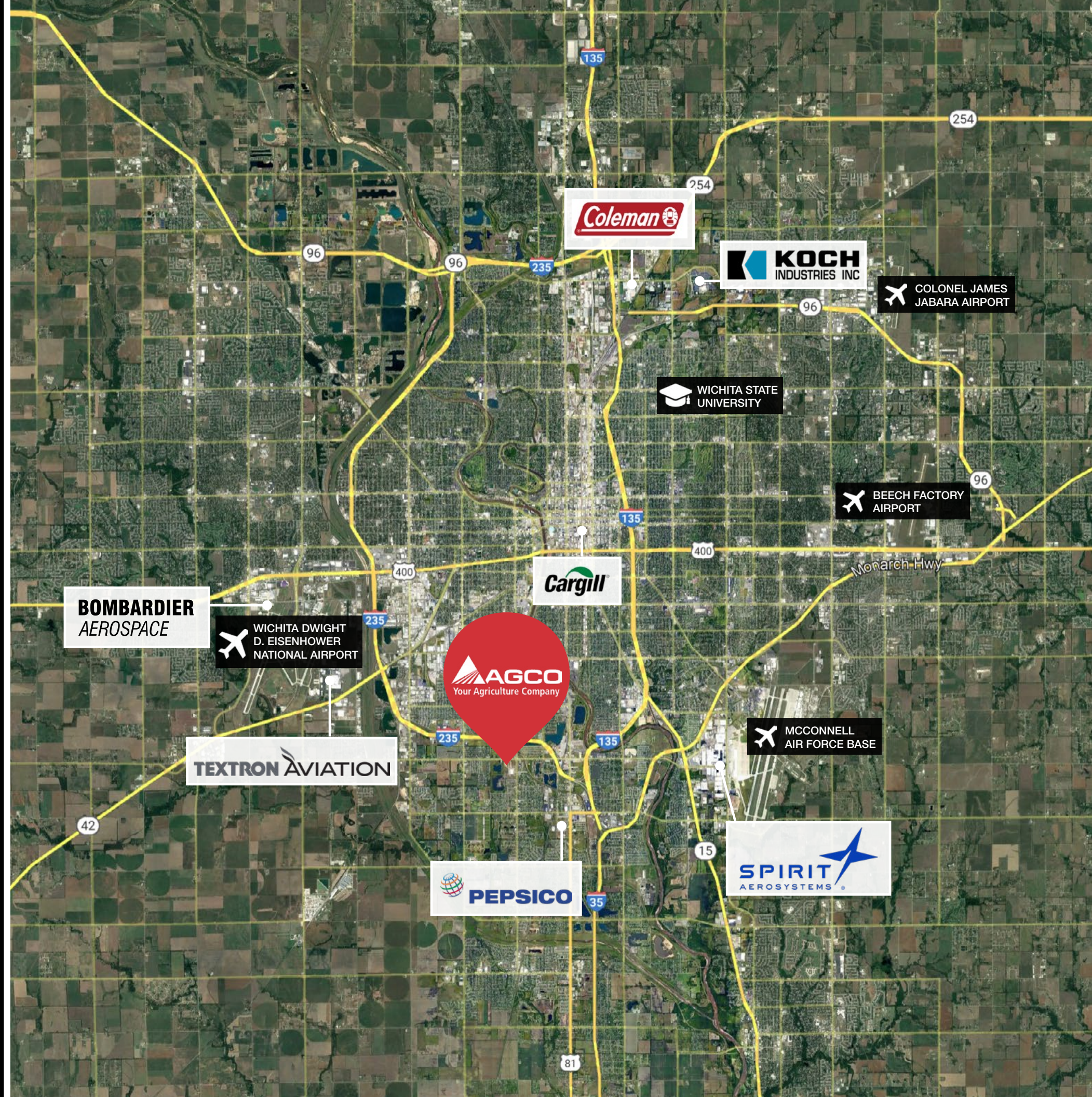
Building 1 of the Ironhorse Manufacturing Park, is a newly constructed (2023) 201,096 SF industrial building, situated at 1519 West Macarthur Road in South Central Wichita, KS and offers several advantages due to its strategic location and infrastructure. Ironhorse provides a prime location, with close proximity to key markets and suppliers within the city. The property has easy access to major highways including I-235, I-135, and I-35, providing excellent connectivity to the greater Wichita metro and surrounding regional markets.



201,096 SF
BUILDING SIZE



2023
YEAR BUILT

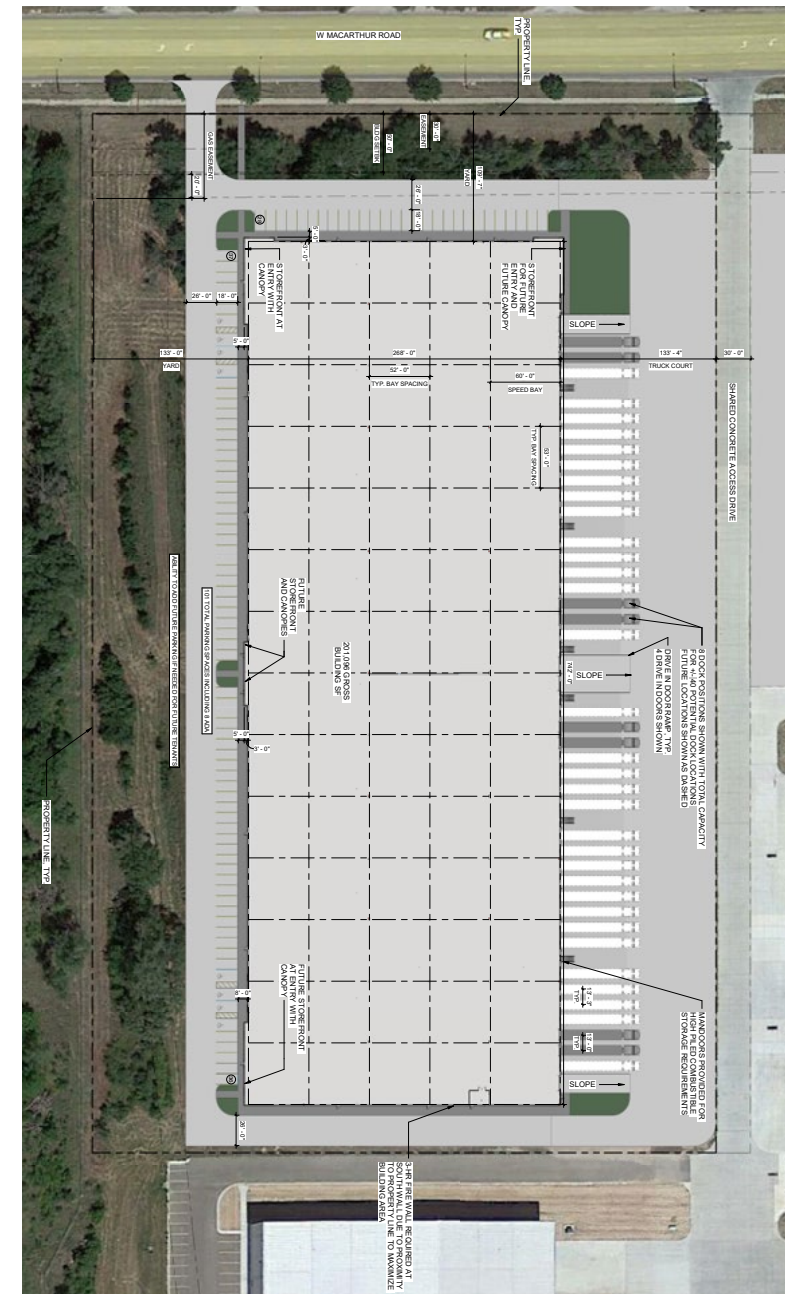


EXECUTIVE SUMMARY

IRONHORSE BUILDING 1

LOCATION:	Wichita, Kansas
SIZE:	201,096 SF
YEAR BUILT:	2023
LOADING:	8 - 9'x10' Dock Doors 4 - 14'x14' Drive-in Doors (Additional 31 Docks Can be Added)
CLEAR HEIGHT:	32'
LIGHTING:	LED
POWER:	1,600 AMP / 3-Phase / 480 Volt (4,000 Amp Available)
CONSTRUCTION:	Concrete Tilt
ROOF:	60mil TPO
HIGHWAY ACCESS:	I-235, I-35 & I-135
CAR PARKING:	101 Car Parking Spaces (Expandable to 175)
COLUMN SPACING:	53'x52' (60' Speed Bay)
LEGAL TENANT:	AGCO Corporation (NYSE: AGCO); 7.21 Billion Market Cap
LEASE TYPE:	NNN Lease
LANDLORD RESPONSIBILITIES:	Roof and Structure
EXTENSION OPTIONS:	Two (2), Five (5) Year Options with 3% Annual Bumps

Tenant must give 2 years notice on renewal option.



WICHITA, KANSAS

LOCATION OVERVIEW

Quality of life and livability impacts not only the attitude and productivity of the existing work force, but also the ability of employers to recruit and retain key personnel. Wichita also possesses what many larger metros lack - affordability, short and easy commuting and a high degree of public safety.

Money Magazine listed Wichita as one of the Best Big Cities in the Nation to Live, and Kiplinger's listed Wichita as one of the Top 40 Places to Live Among Cities that are Fun, Vibrant and Affordable. Thrillest named Wichita One of the Coolest Cities in America, and Smart Asset ranked Wichita in it's Top 10 Cities for the Best Work-Life Balance.



#3 ENGINEERING HUB IN THE NATION BEHIND ONLY SILICON VALLEY & HOUSTON, TX



12% BELOW AVERAGE COST OF LIVING & #4 BEST VALUE CITY FOR RAISING A FAMILY



#1 MANUFACTURING SPECIALIZED REGION IN THE UNITED STATES



#3 US ADVANCED INDUSTRY HOT SPOT

DEMOGRAPHICS

WICHITA, KANSAS MSA



654,035
TOTAL POPULATION



330,814
TOTAL LABOR FORCE

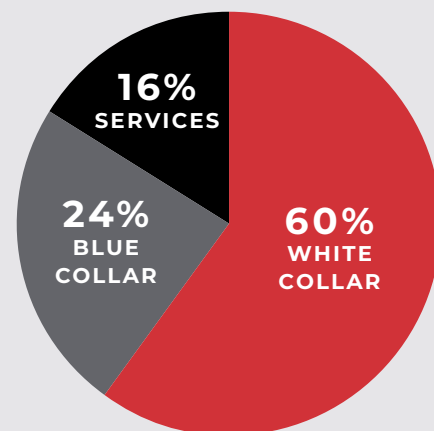


\$60,539
MEDIAN HOUSEHOLD INCOME



37
MEDIAN AGE

EMPLOYMENT



WICHITA IS HOME TO **17 UNIVERSITIES & TECHNICAL COLLEGES** CONTRIBUTING TO A PIPELINE OF ALMOST 100,000 STUDENTS.



THE REGION'S CENTRAL LOCATION GIVES DIRECT ACCESS TO BOTH COASTS, CANADA & MEXICO. THREE MAJOR RAIL CARRIERS SERVICE THE REGION.



AIR CAPITAL OF THE WORLD - 35% OF ALL GENERAL AVIATION PLANES BUILT IN THE US ARE BUILT IN KANSAS. PLUS, IT'S HOME TO MAJOR COMPANIES LIKE BOMBARDIER & AIRBUS.



KOCH INDUSTRIES INC. & CARGILL PROTEIN ARE THE TWO LARGEST PRIVATELY HELD COMPANIES IN THE US & BOTH **HEADQUARTERED IN WICHITA.**

RENT SCHEDULE

IRONHORSE BUILDING 1

TERM	RATE	MONTHLY RENT	ANNUALIZED RENT
5/22/24 - 4/30/25	\$6.76	\$113,284.08	\$1,359,408.96
5/1/25 - 4/30/26	\$6.96	\$116,682.60	\$1,400,191.23
5/1/26 - 4/30/27	\$7.17	\$120,183.08	\$1,442,196.97
5/1/27 - 4/30/28	\$7.39	\$123,788.57	\$1,485,462.87
5/1/28 - 4/30/29	\$7.61	\$127,502.23	\$1,530,026.76

Tenant must give 2 years notice on renewal option.

* Tenant shall have the option to extend the initial term for two (2) additional periods of five (5) years each under the same terms and conditions, excluding base rent, with three percent (3.0%) annual increases.





AGCO

Your Agriculture Company

FOR MORE INFORMATION, PLEASE CONTACT:

BRENT PETERSON, SIOR

+1 913 238 5127
brent@nai-heartland.com

BRADLEY TIDEMANN, SIOR

+1 316 650 8853
btidemann@weigand.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAIHeartland

