

PROJECT
DIVERSIFY



A CAREFULLY CURATED MIDWEST INDUSTRIAL PORTFOLIO DIVERSIFIED BY ASSET CLASS,
GEOGRAPHY, TENANT BASE, AND LEASE EXPIRATIONS WITH BELOW-MARKET RENTS



NEWMARK
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11 BUILDINGS TOTALING 423,167 RSF | AVG VINTAGE 2003 | 100% LEASED
KANSAS | MISSOURI | INDIANA | ILLINOIS

THE OFFERING

Newmark Zimmer Midwest Capital Markets, as exclusive advisor, is pleased to present Project Diversify, a carefully curated Midwest Industrial Portfolio diversified by asset class, geography, tenant base, and lease expirations with below-market rents. The Portfolio consists of eleven (11) buildings totaling 423,167 RSF, spanning Kansas, Missouri, Indiana, and Illinois.

The Portfolio is 100% leased to 19 tenants with 3.31 years of weighted average lease term remaining, offering near-term mark-to-market upside. The properties have an average vintage of 2003, offering functional and modern building characteristics. Dispersed across four different metropolitan areas the portfolio gives investors immediate diversification in stable markets across the Midwest with exposure to a variety of industries.



INVESTMENT HIGHLIGHTS

Strategic Midwest Locations

- 11 high quality properties totaling 423,167 square feet throughout the Midwest
- Distribution/Logistics locations near key transportation infrastructure, including I-55, I-70, I-80, I-35
- Proximity to high-density population areas, including Kansas City, St. Louis and Indianapolis

Attractive Building Characteristics

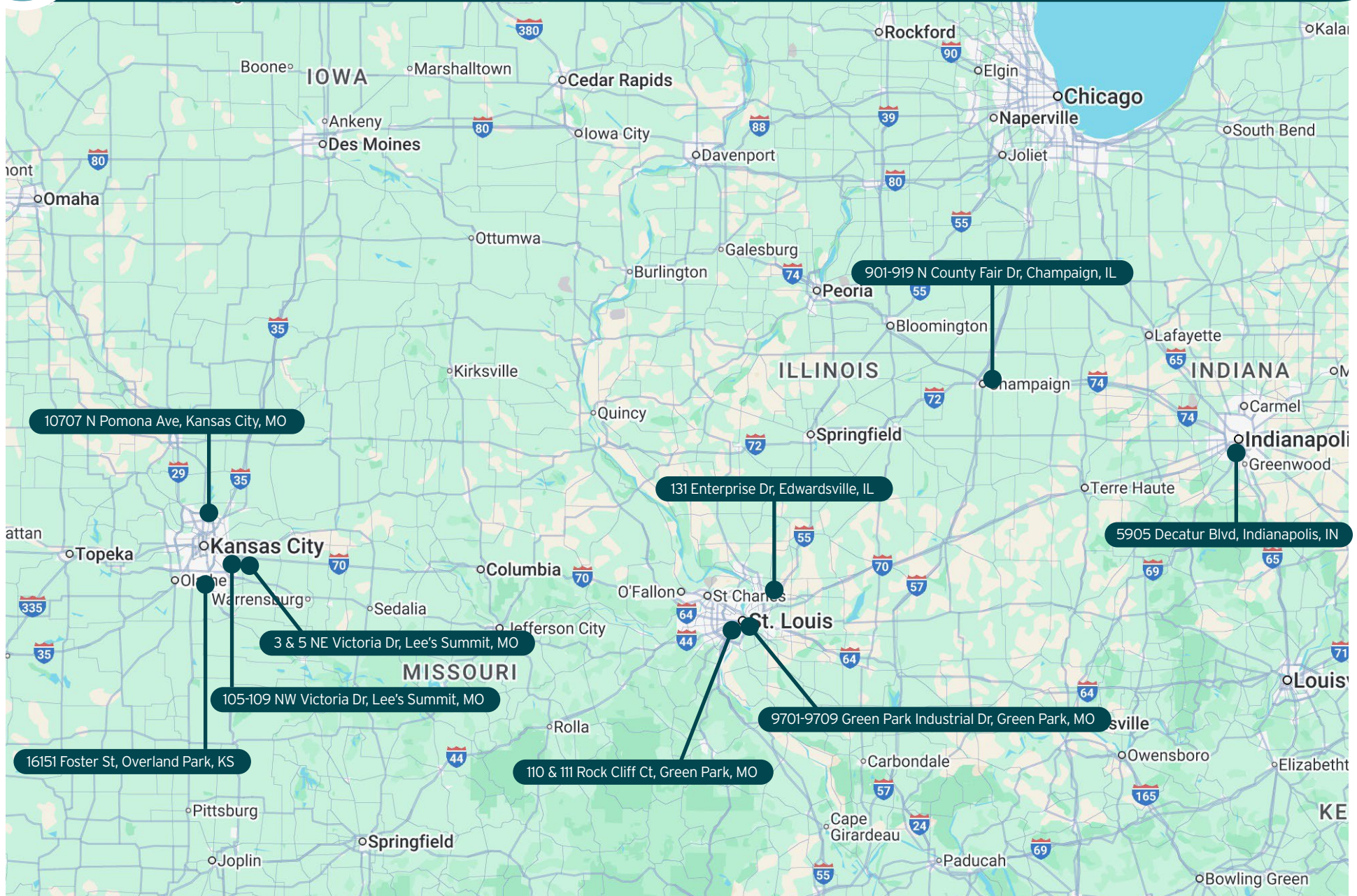
- Secure and durable income with staggered expiration dates and strong historical occupancy
- 100% occupied by tenants in a wide range of industries, including manufacturing, logistics, and distribution
- Building sizes range from 19,500 to 84,200 square feet, allowing accommodation of various tenants at a significant discount relative to today's replacement cost
- Average vintage of 2003

Diversification Opportunity

- Opportunity for an investor to create economies of scale and diversify their holdings with immediate access to four stable Midwest markets, multiple tenant industries, property types, and lease expirations
- 11 buildings consisting of 19 tenants in multiple industries



PORTFOLIO OVERVIEW



[Click map to open up in Google Maps](#)

PORTFOLIO SUMMARY

PROPERTY NAME	ADDRESS	CITY	STATE	ASSET TYPE	BUILDING AREA (SF)	YEAR BUILT	WALT ¹	SITE SIZE (ACRES)
Associated Material Handling	5905 Decatur	Indianapolis	IN	Industrial	30,065	2006	0.67	3.01
Green Park Commerce Center 1	9701-9709 Green Park Industrial Dr	Green Park	MO	Industrial	34,603	2004	3.19	3.18
110 Rock Cliff	110 Rock Cliff	Green Park	MO	Industrial	29,000	2006	5.83	3.25
111 Rock Cliff	111 Rock Cliff	Green Park	MO	Industrial	19,500	2006	3.79	1.92
Team Industrial	131 Enterprise	Edwardsville	IL	Industrial	65,000	2006	5.67	9.10
Parkview Business Center	901 N Country Fair Dr	Champaign	IL	Industrial	39,790	2008	1.46	4.14
Hydro-Klean	3 NE Victoria	Lee's Summit	MO	Industrial	21,958	1997	1.83	3.19
Heritage Landscape	5 NE Victoria	Lee's Summit	MO	Industrial	35,301	1993	3.08	3.10
SiteOne Landscape	105-109 NW Victoria	Lee's Summit	MO	Industrial	20,000	2000	5.00	2.76
GE Transportation	10707 N Pomona Dr	Kansas City	MO	Industrial	84,200	2001	1.67	6.65
Nation Wide Repair	16151 Foster	Overland Park	KS	Industrial	43,750	2003	4.83	5.58
TOTAL/AVERAGE					423,167	2003	3.31	45.87

[1] 12/1/2025 start date



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13 BUILDINGS | KANSAS | MISSOURI | INDIANA | ILLINOIS

FOR MORE INFORMATION

KANSAS CITY TEAM

Michael L. VanBuskirk, SIOR, CCIM, CRE
*Vice Chairman, Principal
Investment Sales and Capital Markets*
t 816-512-1010
mvanbuskirk@nzimmer.com

Chris S. Robertson, CCIM
*Executive Managing Director, Principal
Investment Sales and Capital Markets*
t 816-512-1014
crobertson@nzimmer.com

Justin Beal, CRRP
*Executive Managing Director, Principal
Sales & Leasing*
t 816-268-4241
jbeal@nzimmer.com

Raegen Kersey, CCIM
*Associate
Investment Sales and Capital Markets*
t 816-512-1005
rkersey@nzimmer.com

DEBT & STRUCTURED FINANCE

Daniel Fromm
Senior Managing Director
t 212-372-0757
daniel.fromm@nmrk.com

INDIANA

Tom Osborne, SIOR
Principal
t 317-663-6543
tosborne@bradleyco.com

ILLINOIS

Andy Gallas
Senior Managing Director
t 312-224-3160
andy.gallas@nmrk.com

1220 Washington Street, Suite 300
Kansas City, MO 64105

nmrkzimmer.com

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