



# FOR SALE

**LEASED INDUSTRIAL INVESTMENT PROPERTY  
3-TENANT BUILDING | FORTUNE 100 PRIMARY TENANT**

100 Center Street | Galesburg, KS 66740



**310.839.3333**  
**LANCELOT**  
Commercial Industrial Brokerage

# INVESTMENT HIGHLIGHTS

## LEASED INDUSTRIAL ASSET LOCATED IN GALESBURG, KANSAS

- Anchored by a Fortune 100 tenant, Johnson Control.
- Strategically located near Johnson Control's facility in Parsons, Kansas.
- 126,392 SF building occupied by 3 tenants, positioned on 13.5-acre site.
- Building features nine overhead doors and three dock doors.

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<b>Listing Price:</b>	<b>\$1,999,000</b>
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Total Net Income:	\$294,146
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Cap Rate (Actual):	12.5
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Cap Rate (Fully Leases):	15.8
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**Value Added Investment to 15.8 CAP on Lease  
up on 21,392 SF lease up at market value.**



**LANCE LEVIN, PRESIDENT**

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### PROPERTY DETAILS

Address:	100 Center Street Galesburg, KS 66740
Building Size:	126,393 SF
Lot Size:	13.50 Acres
Year Built	1972
Loading:	9 overhead doors / 4 grade doors
Parking:	294 Spaces in Onsite Lot
Clear Height:	24' – 29'
Building Structure:	Steel framework, poured concrete slab, metal on steel frame
Roof:	Metal
Lighting:	Fluorescent



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## LEASING DETAILS

TENANT ONE: **Johnson Controls, Inc.** (Ticker Symbol JCI) occupying 50,000 SF

- Lease Expires August 31, 2026
- Rent: \$12,875 NNN - \$.26 psf (9/1/24-8/31/25)
- Rent: \$13,261 NNN - \$.27psf (9/1/25 - 8/31/26)

TENANT TWO: **Transportation Partners & Logistics** occupying 55,000 SF

- Lease Expires March 31, 2027 + 1-Year Option to Extend
- Rent: \$11,444.40 NNN - \$.21 psf (4/1/2025 - 3/31/26)
- Rent: \$11,906.80 NNN - \$.22 psf (4/1/2026 - 3/31/27)

TENANT THREE: **Vacated on 6/30/2025** occupying 21,392 SF



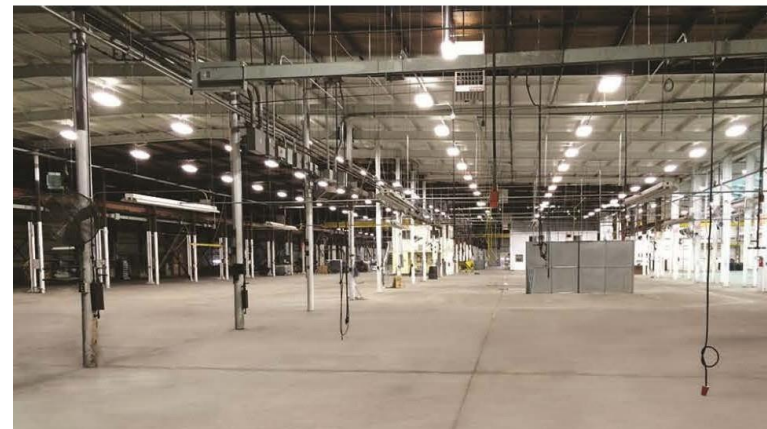
# TENANT OVERVIEW

## JOHNSON CONTROLS

Johnson Controls is a world leader in smart buildings, creating safe, healthy and sustainable spaces. Johnson Controls offers the world's largest portfolio of building technology, software and services. Supported by a team of more than 100,000 dedicated employees working across 150 countries, the company is helping customers achieve their sustainability goals and power their mission.

## TP&L

Currently serving a variety of OEMs, project developers and supply companies, TP&L provides logistics and transportation management for dimensional freight such as wind power components and project cargo for a variety of industries across the entire supply chain. Since 2011, TP&L's unique one-stop-shop for logistics and management solutions has assisted more than 75 wind farms and multiple oil/gas drilling projects throughout the United States, Canada and Mexico.





# BUILDING SITE PLAN



TP&L



JOHNSON CONTROLS, INC.



TANK CONNECTIONS (Vacating June 2025)

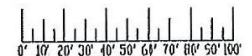
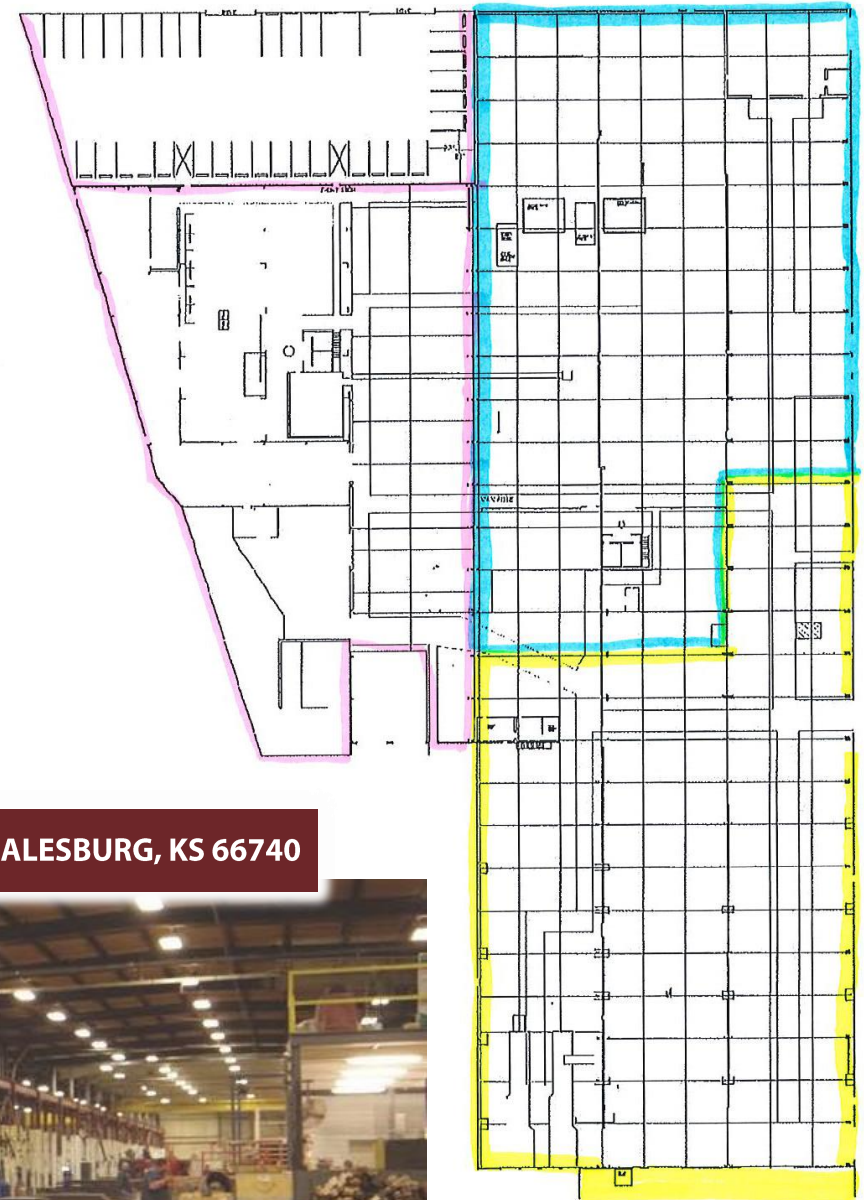


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