

# LEASED INDUSTRIAL INVESTMENT 100 CENTER ST GALESBURG, KS

PRIME MIDWEST  
LOCATION



±126,393 SF  
3-tenant  
industrial  
warehouse  
building

3-Tenant Building Anchored by Fortune 100 Tenant, Johnson Controls  
Strategically Located Near Johnson Controls' facility in Parsons, KS



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# INDUSTRIAL WAREHOUSE

## 100 CENTER ST GALESBURG, KS

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### BUILDING FEATURES

- Anchored by a Fortune 100 tenant, Johnson Control
- Strategically located near Johnson Controls' 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

**LIST PRICE** \$2,199,000

**ANNUAL INCOME** \$251,292

**CAP RATE** 11.5% (15% UPON FULL LEASE-UP)

**WAREHOUSE/LOT** ±126,393 SF / ±13.5 ACRES



**LANCE LEVIN**  
PRESIDENT  
310.839.3333



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# LEASING DETAILS

## 100 CENTER ST GALESBURG, KS

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### **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**



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# TENANT OVERVIEW

## 100 CENTER ST

### 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

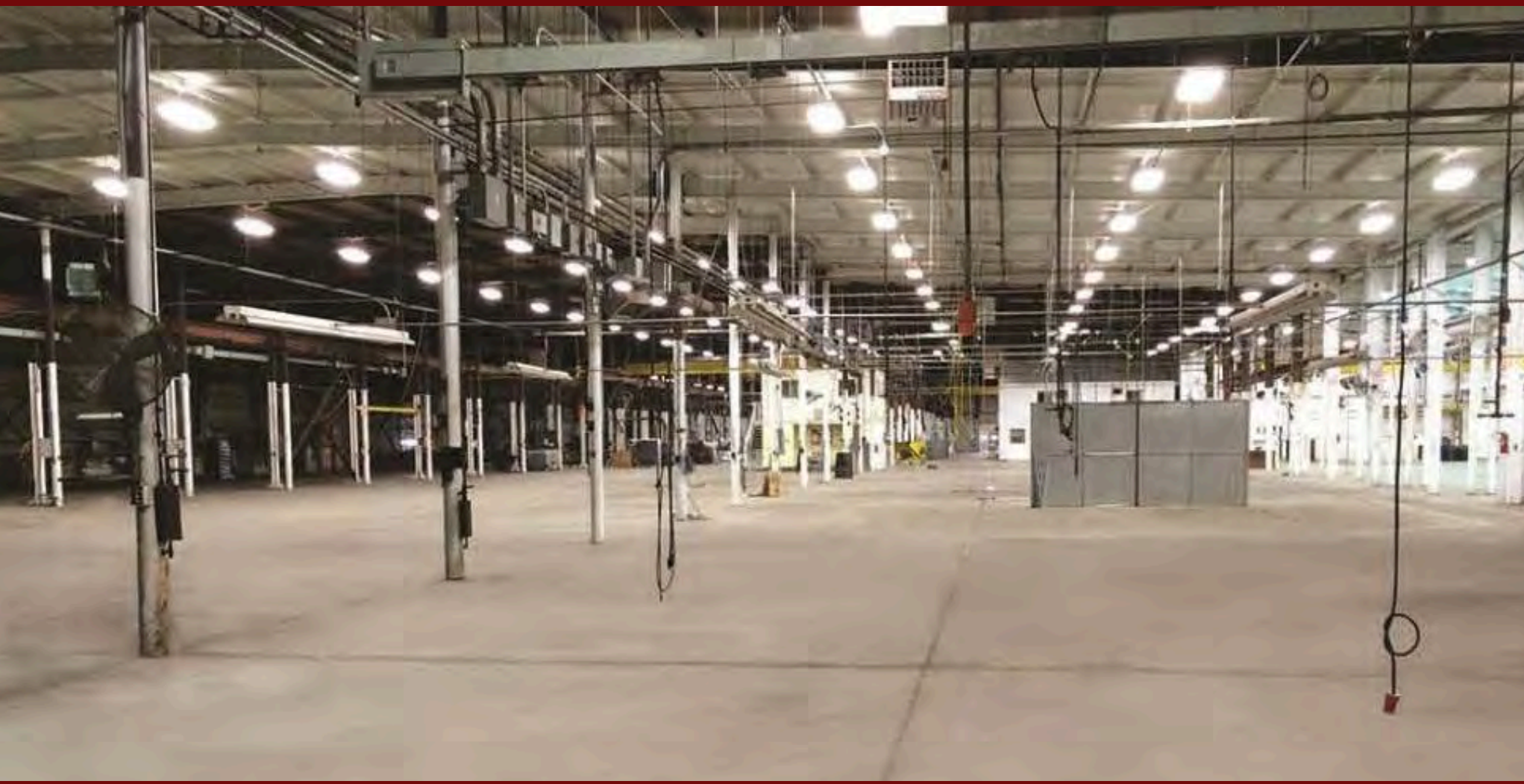
Currently serving a variety of OEMs, project developers and supply companies, TP&L provides logistics and transportation management for dimensional freight such as wind power components and project cargo for a variety of industries across the entire supply chain. Since 2011, TP&L's unique one-stop-shop 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.

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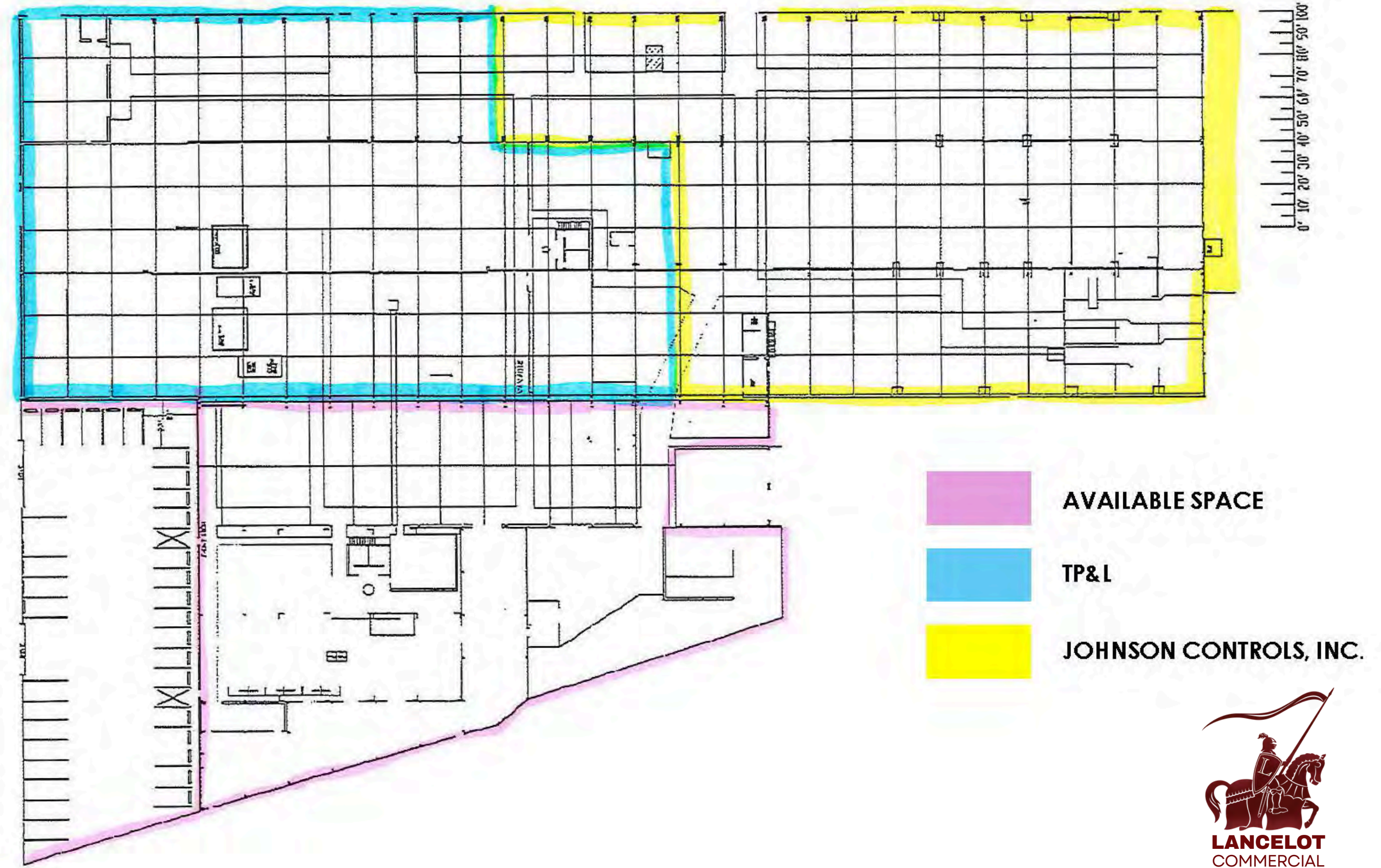
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**BUILDING  
FLOOR PLAN**



**OVER 750 TRANSACTIONS**  
**CLOSED. RELATIONSHIPS MATTER.**



Contact **Lance Levin, President**

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