

INDUSTRIAL PROPERTY

100 CENTER ST GALESBURG, KS

OWNER-USER
OPPORTUNITY



- 75,000 SF available for Owner-User occupant on 13.5 acre
- High-Return industrial asset leased to Credit Tenants at price below replacement cost

Owner-User Opportunity - Occupy Space While Earning Income From Co-Tenants
Strategically Located Near Johnson Controls' facility in Parsons, KS



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INDUSTRIAL WAREHOUSE

100 CENTER ST GALESBURG, KS

OWNER-USER
OPPORTUNITY



High-Value Industrial Infrastructure

- Heavy power capability
- Nine overhead doors + three dock-high doors
- Strong truck circulation and loading efficiency

BUILDING FEATURES

- 75,000 SF Available in an Industrial Warehouse for an Owner-User to Occupy While Earning Income From Existing Co-Tenants
- Property Leased to Credit Tenants
- Co-Tenants Include TP&L (Transportation Partner & Logistics) and MasTec, a National Infrastructure + Telecom Contractor (leasing land only)
- 13.5 Acre Industrial Site (Rare Large Parcel) with potential to add building square footage later

**Johnson Controls has not confirmed extension beyond August 31, 2026 and has no option to extend.*

LIST PRICE \$1,995,000
ANNUAL INCOME \$291,297 (Existing Income - Johnson Controls has no option to extend at end of term)
CAP RATE 14.6%
WAREHOUSE/LOT ±126,393 SF / ±13.5 ACRES



LEASING DETAILS

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Anchor Tenant: Johnson Controls, Inc. (Ticker Symbol JCI) Occupying 50,000 SF

- Fortune 100 • \$26B Revenue • 100,000 Employees
- 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)

Co-Tenant: Transportation Partners & Logistics Occupying 55,000 SF

- National Logistics Provider for Wind & Energy Infrastructure
- 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)

Co-Tenant: MasTec, a Nationally Known Infrastructure + Telecom Contractor (LEASING LAND ONLY)

- National Telecom/Energy Contractor • \$12B Revenue
- Lease Term Begins December 1, 2025
- Lease Term Expires November 30, 2026
- Monthly Rent: \$3,000 NNN

ADDITIONAL 21,000 SF INDUSTRIAL SPACE AVAILABLE - POTENTIAL TO INCREASE NET INCOME



TENANT OVERVIEW

100 CENTER ST

Johnson Controls – Fortune 100, strong global credit

TP&L – Key logistics provider in wind/energy sectors

MasTec – Large national infrastructure contractor

OWNER-USER
OPPORTUNITY

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

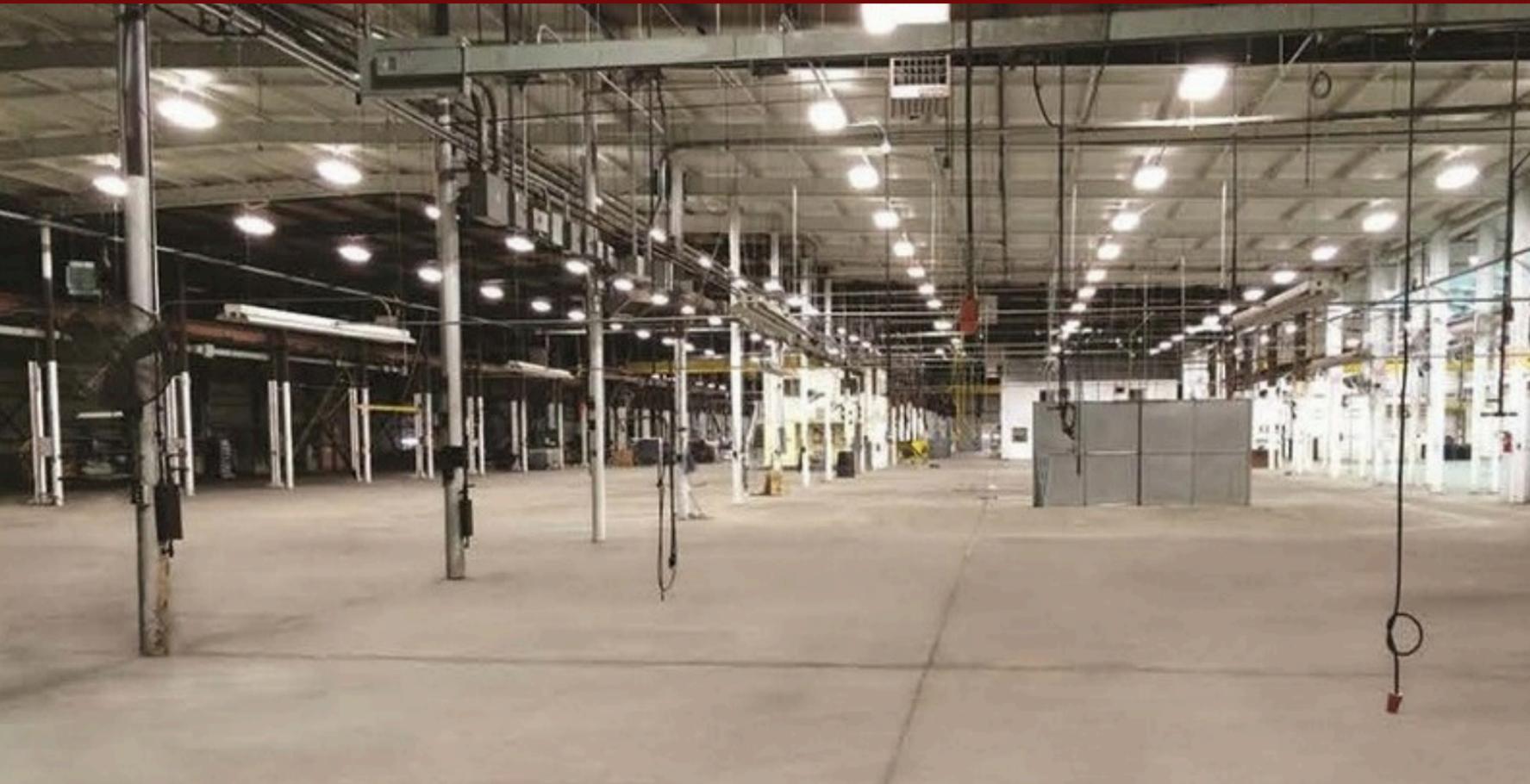
Currently serving a variety of OEMs, project developers and supply companies, TP&L provides logistics and transportation management for dimensional freight such as wind power components and project cargo for a variety of industries across the entire supply chain. Since 2011, TP&L's unique one-stop-shop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

MASTEC

MasTec is a national infrastructure and telecom contractor specializing in designing, building, and maintaining communications, energy, and utility networks, with a strong presence in wireless, wireline construction, and broadband modernization projects.



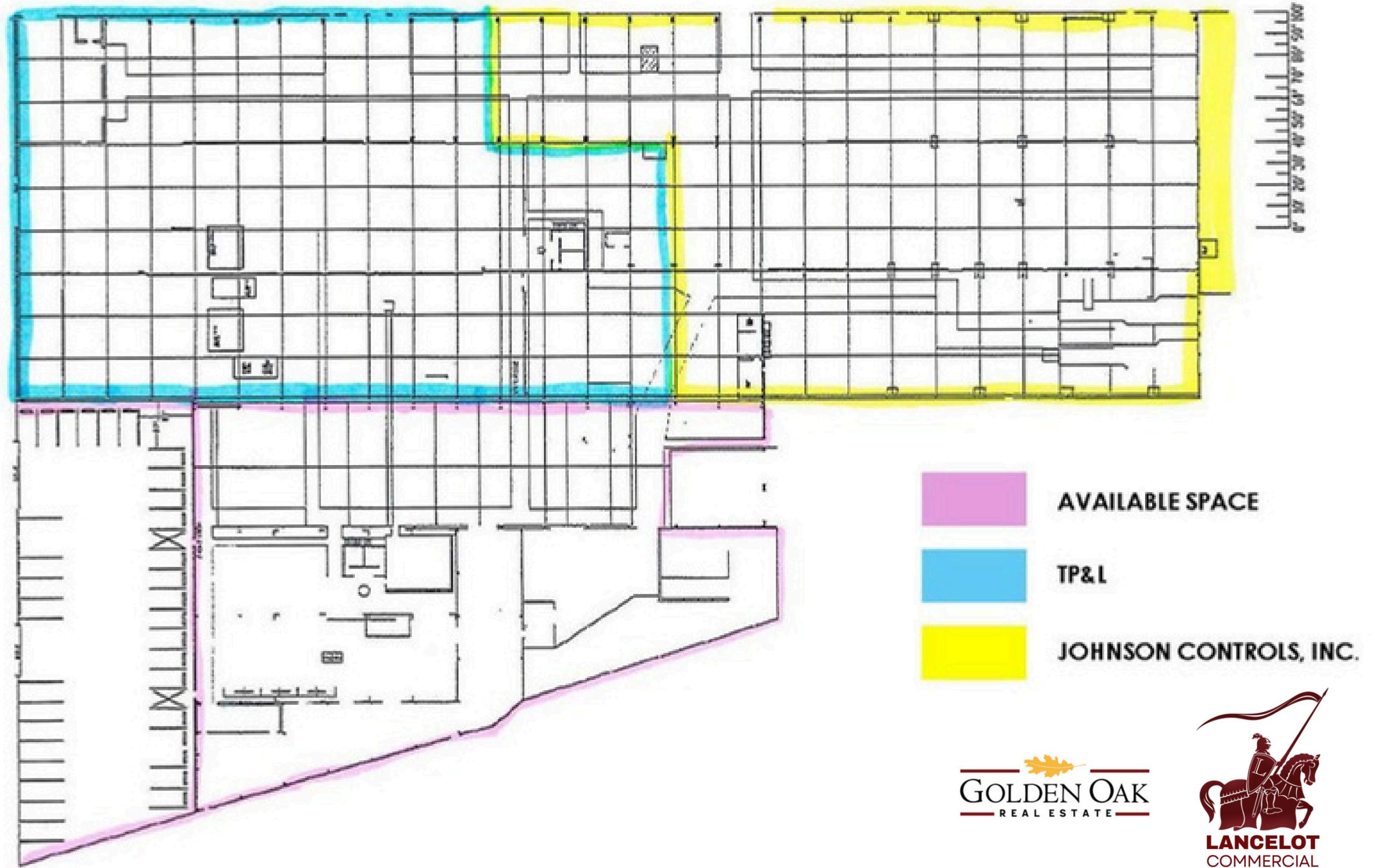
HIGH-CLEARANCE WAREHOUSE WITH FLEXIBLE COLUMN SPACING SUPPORTING MANUFACTURING, PRODUCTION, AND LOGISTICS OPERATIONS




GOLDEN OAK
REAL ESTATE


LANCELOT
COMMERCIAL

BUILDING FLOOR PLAN



WHY INVEST IN THIS PROPERTY?

INVESTMENT SUMMARY

- Fully leased, diversified 3-tenant income
- 75,000 SF available for Owner-User or potential lease up
- High 14.6% cap rate with strong in-place rents
- Large 13.5-acre site with long-term land value
- Proven industrial submarket supporting logistics & manufacturing
- Low-management, passive industrial investment
- Below replacement cost
- Motivated Seller



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