LEASED INDUSTRIAL INVESTMENT
100 CENTER ST GALESBURG, KS

PRIME MIDWEST LOCATION

- High-Return Industrial Asset Occupied by Stable Tenants at Price Below Replacement Cost
- Credit Tenant • Corporate Lease • 13.5 Acre Property
- Additional 21,600 SF Industrial Space Available (Offering Potential to Increase Net Income)

3-Tenant Industrial Building Occupied by Stable, Credit Tenants

Established Industrial Submarket With Railway + Highway Access

GOLDEN OAK REAL ESTATE

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INDUSTRIAL WAREHOUSE
100 CENTER ST GALESBURG, KS

PRIME MIDWEST LOCATION

High-Value Industrial Infrastructure

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

BUILDING FEATURES

- Anchored by Ruskin Company, a leading commercial HVAC manufacturer
- 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

LIST PRICE	$2,075,000
ANNUAL INCOME	$294,792
CAP RATE	14.2%
WAREHOUSE/LOT	±126,393 SF / ±13.5 ACRES

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LEASING DETAILS

100 CENTER ST GALESBURG, KS

PRIME MIDWEST LOCATION

Anchor Tenant: Ruskin Company Occupying 50,000 SF

- Leading manufacturer of commercial HVAC systems
- Lease Expires August 31, 2029
- Rent: $13,500 NNN - $.27 psf (9/1/26-8/31/27)
- Rent: $14,000 NNN - $.28psf (9/1/27 - 8/31/28)
- Rent: $14,500 NNN - $.29psf (9/1/28 - 8/31/29)

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

- National Logistics Provider for Wind & Energy Infrastructure
- Lease Expires March 31, 2028
- Rent: $11,424 - $.21 psf (5/31/2026 - 3/31/2027)
- Rent: $11,906.80 - $.22 psf (3/31/2027 - 3/31/2028)

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 Gross

ADDITIONAL 21,600 SF INDUSTRIAL SPACE AVAILABLE - POTENTIAL TO INCREASE NET INCOME

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TENANT OVERVIEW
100 CENTER ST

Ruskin Company — Leading commercial HVAC maker

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

MasTec — Large national infrastructure contractor

PRIME MIDWEST LOCATION

RUSKIN COMPANY

Ruskin is the largest manufacturer of air control solutions, with 29 locations worldwide, and today leads in air and sound control and architectural products for HVAC and industrial markets, as well as dampers for tunnel ventilation, process, and waste-water treatment applications. Ruskin is part of Air Distribution Technologies, Inc., a global leader in air distribution and ventilation solutions, with growing manufacturing presence in China, the Middle East, and India.

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.

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

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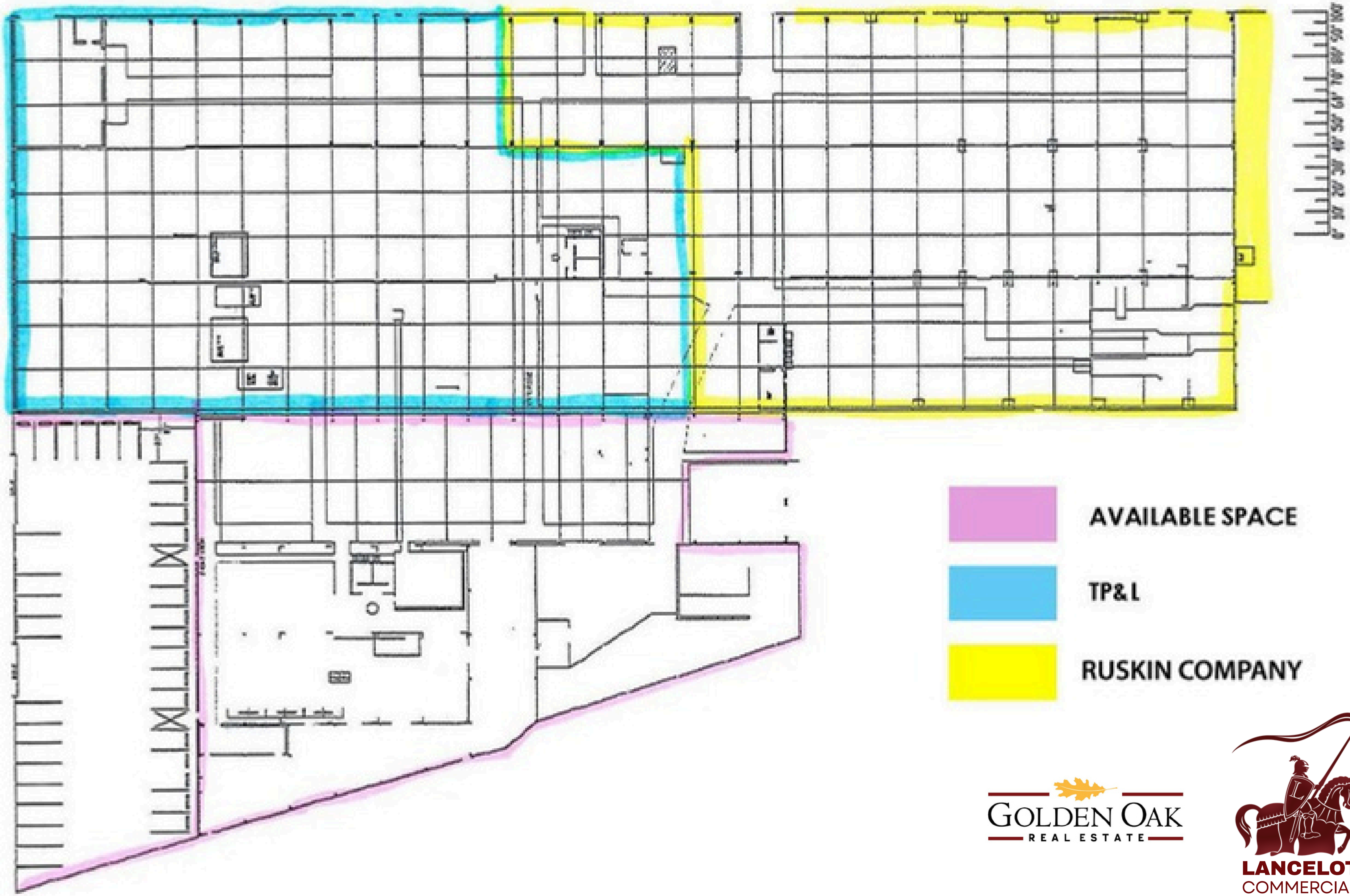
BUILDING FLOOR PLAN



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WHY INVEST IN THIS PROPERTY?

INVESTMENT SUMMARY

- Diversified 3-tenant income
- Occupied by stable, credit tenants
- High 14.2% 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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