

INDUSTRIAL PROPERTY FOR SALE

100 CENTER ST GALESBURG, KS

OWNER-USER
OPPORTUNITY



- 126,393 SF Industrial Warehouse Building on 13.5 Acre Lot
- 21,600 SF Available For Owner-User – Share Space With Existing Co-Tenants
- Portion of the Property Leased to Credit Tenants at Price Below Replacement Cost

**Owner-User
Opportunity**

OCCUPY SPACE WHILE EARNING INCOME FROM CO-TENANTS



LANCE LEVIN: 310.839.3333 | DRE#01128388 - STEPHANIE REITEMIER: 620.423.2209 | BR#00243229

INDUSTRIAL FACILITY

100 CENTER ST GALESBURG, KS

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High-Value Industrial Infrastructure

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

BUILDING FEATURES

- 21,600 SF Industrial Warehouse Space Available for Owner-User – Occupy While Earning Income From Existing Co-Tenants
- Co-Tenants Include Ruskin Company, a Leading HVAC Manufacturer, TP&L (Transportation Partner & Logistics) and MasTec, a National Infrastructure + Telecom Contractor (leasing land only)
- 13.5 Acre Industrial Site (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

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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



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

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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.

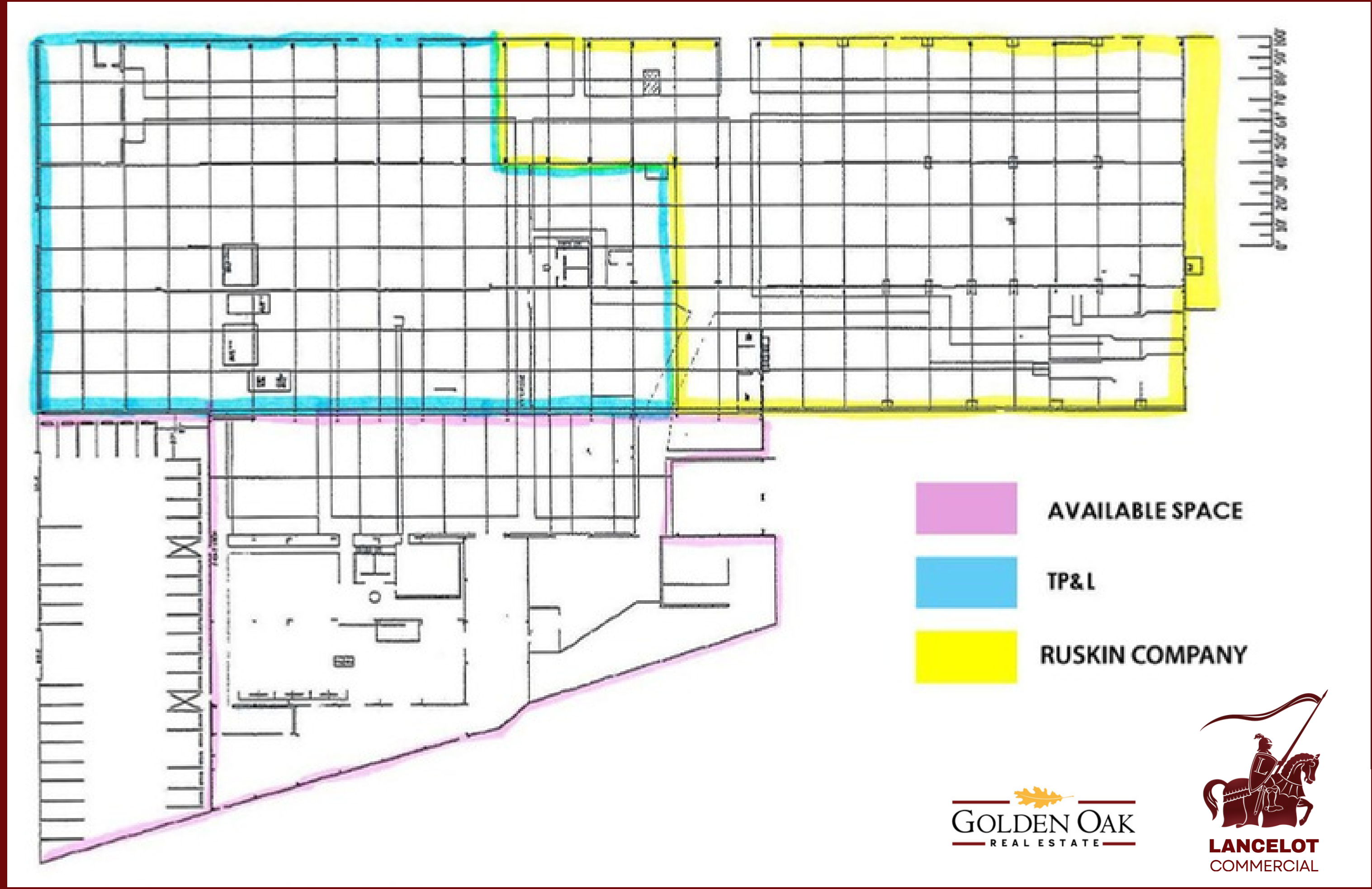


**HIGH-CLEARANCE WAREHOUSE WITH FLEXIBLE COLUMN SPACING SUPPORTING
MANUFACTURING, PRODUCTION, AND LOGISTICS OPERATIONS**



GOLDEN OAK
REAL ESTATE

LANCELOT
COMMERCIAL



**BUILDING
FLOOR PLAN**

WHY INVEST IN THIS PROPERTY?

OFFERING SUMMARY

- 21,600 SF available for Owner-User or potential lease up
- 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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