



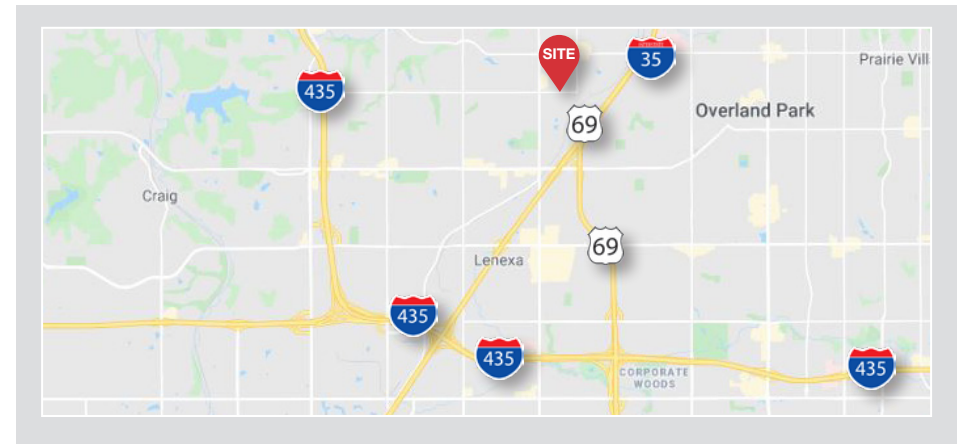
11414 W 79th Street & 7805 Barton Street

Lenexa, Kansas

For more information:

Nathan Anderson, SIOR, CCIM

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Investment Sale Offering Two-Building Industrial Complex



ADDRESS:	11414 W 79th Street	7805 Barton Street
BUILDING SIZE:	±11,984 SF	12,345 SF plus 2,496 SF Mezzanine
YEAR BUILT:	1991	1996
LAND AREA:	1.79 Acres	1.40 Acres
CLEAR HEIGHT:	Approx. 14' under Joist	Approx. 16' under Joist
FINISHED AREA:	±3,600 SF Offices	±2,345 SF Offices
ZONING:	BP1 - Business Park	BP1 - Business Park
HVAC:	AC throughout Facility	Office AC / OH Gas Shop
LOADING:	One (1) Dock-high Door	Two (2) Docks Two (2) Drive-in Doors
POWER:	Est. 800 Amps, 3-Phase	Est. 600 Amps, 3-Phase
CONSTRUCTION:	Steel & Brick Facade	Steel & Concrete Panels
2020 TAXES:	\$29,986 (\$2.50 PSF)	\$34,391.24 (\$2.79 PSF)

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NAIHeartland



Aeromotive is a true high performance aftermarket manufacturer specializing in fuel delivery and fuel delivery components.

Tenant & Lease Information

Tenant:	Aeromotive, LLC a Delaware limited liability company
Lease Term:	Five-Year term expiring October 30, 2025
Lease Rate:	\$18,000 per month 'Net Net' with annual CPI increases
Renewal Options:	Two 5-Year Options at continued CPI increases
Tenant Responsibilities:	All Utilities, Exterior Maintenance, Property Taxes, Insurance
Landlord Responsibilities:	Roof Systems, Structural, HVAC
Annual Net Rent:	\$216,000 Year One increasing 11/01/2021
Website:	www.aeromotiveinc.com



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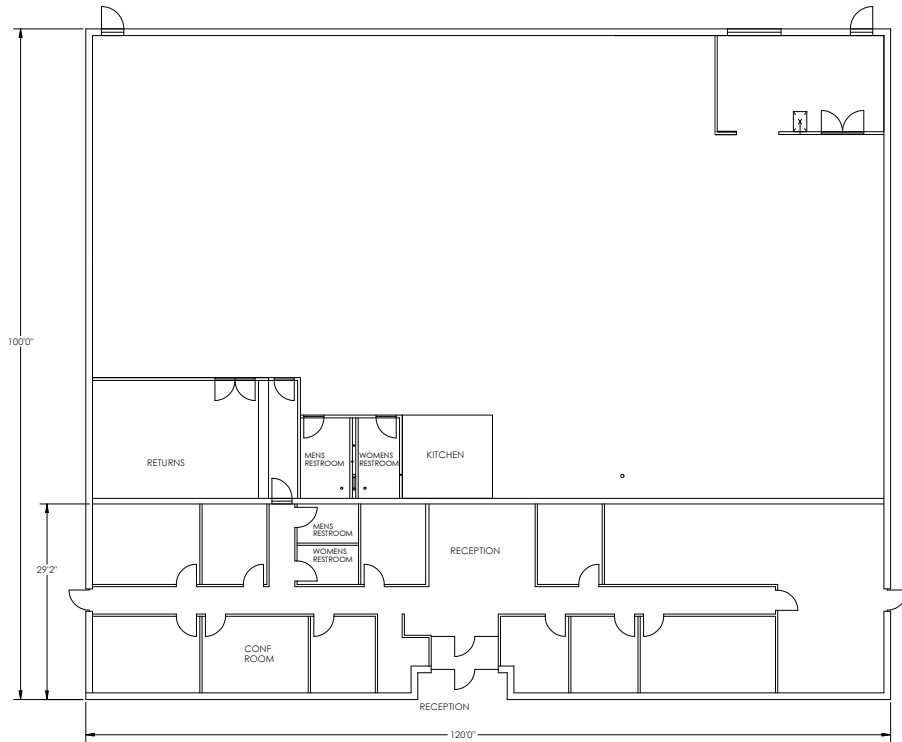
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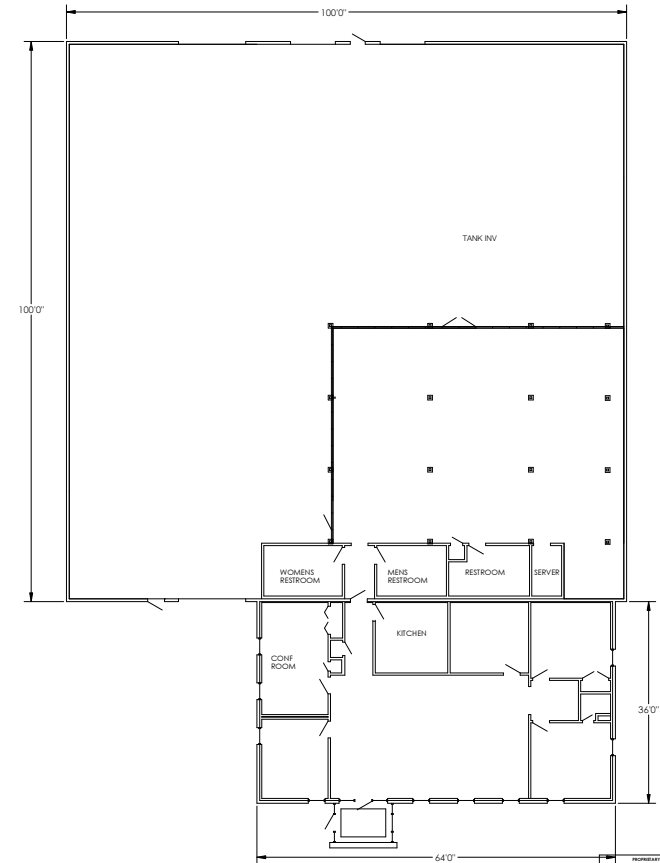
11414 W 79th Street

- ±11,984 SF building with ±3,600 SF of office space
- Fully air-conditioned production / warehouse
- Sealed floor in warehouse / upgraded power
- Building and parking expandable on site



7805 Barton Street

- ±12,345 SF plus a 2,496 SF Mezzanine
- Drive-through access in warehouse
- Possible outdoor storage area
- New roof overlay in 2016



Investment Sale Offering Two-Building Industrial Complex

Lenexa / Overland Park - 5-25,000 SF Industrial & Flex Buildings

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
3.5M +0%	0 -	(39.5K) +33.0%	6.2% +1.1%	\$9.09 +1.7%	\$89 +2.9%	7.7% +0.1%
Prior Period 3.5M	Prior Period 0	Prior Period (59K)	Prior Period 5.1%	Prior Period \$8.94	Prior Period \$87	Prior Period 7.6%

Availability		Inventory		Sales Past Year		Demand	
Vacant SF	215K ↑	Existing Buildings	259 ↓	Asking Price Per SF	\$69 ↓	12 Mo Net Absorp % of Inventory	-1.1% ↓
Sublet SF	10.7K ↓	Under Construction Avg SF	-	Sale to Asking Price Differential	-16.0% ↓	12 Mo Leased SF	258K ↓
Availability Rate	5.5% ↓	12 Mo Demolished SF	0 ↓	Sales Volume	\$5.3M ↑	Months on Market	5.0 ↓
Available SF	190K ↓	12 Mo Occupancy % at Delivery	-	Properties Sold	10 ↓	Months to Lease	4.4 ↓
Available Asking Rent/SF	\$8.32 ↓	12 Mo Construction Starts SF	0 ↓	Months to Sale	8.8 ↓	Months Vacant	5.3 ↓
Occupancy Rate	93.8% ↓	12 Mo Delivered SF	0 ↓	For Sale Listings	3 ↓	24 Mo Lease Renewal Rate	59.1%
Percent Leased Rate	95.8% ↓	12 Mo Avg Delivered SF	-	Total For Sale SF	35.4K ↓	Population Growth 5 Yrs	3.4%

Lenexa / Overland Park - All Industrial & Flex Buildings

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
22.7M +1.2%	0 -100.0%	308K +283.0%	7.0% -0.2%	\$7.08 +3.1%	\$72 +3.7%	7.3% +0%
Prior Period 22.4M	Prior Period 146K	Prior Period (168K)	Prior Period 7.2%	Prior Period \$6.87	Prior Period \$70	Prior Period 7.3%

Availability		Inventory		Sales Past Year		Demand	
Vacant SF	1.6M ↓	Existing Buildings	538 ↑	Asking Price Per SF	\$84 ↑	12 Mo Net Absorp % of Inventory	1.4% ↑
Sublet SF	80.1K ↓	Under Construction Avg SF	-	Sale to Asking Price Differential	-13.3% ↓	12 Mo Leased SF	2M ↑
Availability Rate	8.7% ↓	12 Mo Demolished SF	0 ↓	Sales Volume	\$13.6M ↑	Months on Market	7.5 ↓
Available SF	2M ↓	12 Mo Occupancy % at Delivery	56.5% ↓	Properties Sold	26 ↓	Months to Lease	4.6 ↓
Available Asking Rent/SF	\$6.56 ↓	12 Mo Construction Starts SF	129K ↓	Months to Sale	9.6 ↓	Months Vacant	5.5 ↓
Occupancy Rate	93.0% ↓	12 Mo Delivered SF	276K ↓	For Sale Listings	14 ↑	24 Mo Lease Renewal Rate	65.8%
Percent Leased Rate	94.9% ↓	12 Mo Avg Delivered SF	92K ↓	Total For Sale SF	737K ↑	Population Growth 5 Yrs	3.5%

Johnson County - 5-25,000 SF Industrial & Flex Buildings

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
12.3M +0.7%	0 -100.0%	131K +377.2%	3.7% -0.4%	\$9.26 +1.8%	\$90 +3.1%	7.7% +0%
Prior Period 12.2M	Prior Period 63.9K	Prior Period (47.1K)	Prior Period 4.1%	Prior Period \$9.09	Prior Period \$87	Prior Period 7.7%

Availability		Inventory		Sales Past Year		Demand	
Vacant SF	461K ↓	Existing Buildings	1,016 ↑	Asking Price Per SF	\$85 ↓	12 Mo Net Absorp % of Inventory	1.1% ↓
Sublet SF	20.7K ↓	Under Construction Avg SF	-	Sale to Asking Price Differential	-11.4% ↓	12 Mo Leased SF	656K ↓
Availability Rate	4.3% ↓	12 Mo Demolished SF	0 ↓	Sales Volume	\$15.6M ↑	Months on Market	6.4 ↓
Available SF	527K ↓	12 Mo Occupancy % at Delivery	48.0% ↓	Properties Sold	52 ↓	Months to Lease	5.0 ↓
Available Asking Rent/SF	\$8.62 ↓	12 Mo Construction Starts SF	23.8K ↓	Months to Sale	9.0 ↓	Months Vacant	5.4 ↓
Occupancy Rate	96.3% ↓	12 Mo Delivered SF	88K ↓	For Sale Listings	20 ↓	24 Mo Lease Renewal Rate	65.9%
Percent Leased Rate	97.3% ↓	12 Mo Avg Delivered SF	14.7K ↓	Total For Sale SF	211K ↓	Population Growth 5 Yrs	3.5%

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