



## 11414 W 79th Street & 7805 Barton Street Lenexa, Kansas

For more information: Nathan Anderson, SIOR, CCIM

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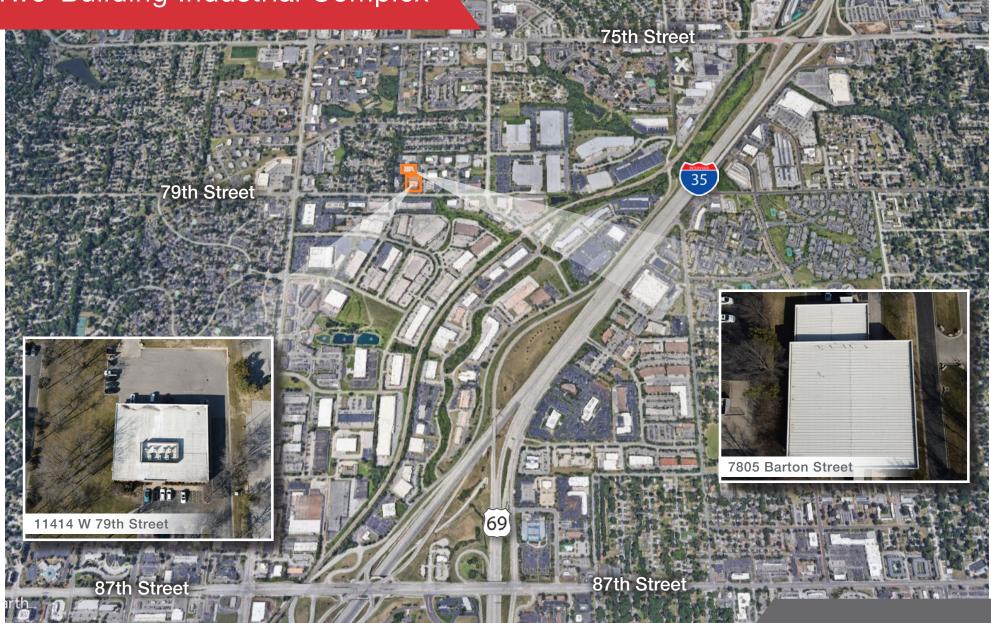
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ADDRESS:	11414 W 79th Street	7805 Barton Street
BUILDING SIZE:	±11,984 SF	12,345 SF plus 2,496 SF Mezzanine
YEAR BUILT:	1991	1996
LAND AREA:	1.79 Acres	1.40 Acres
CLEAR HEIGHT:	Approx. 14' under Joist	Approx. 16' under Joist
FINISHED AREA:	±3,600 SF 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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## **N**Heartland



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



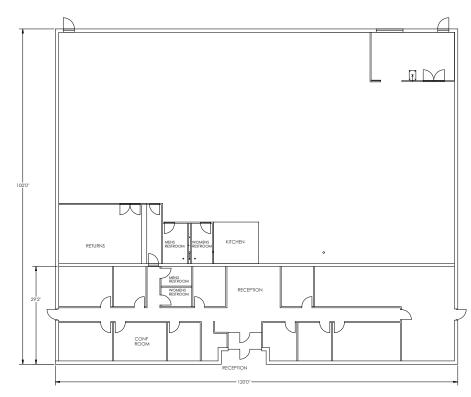
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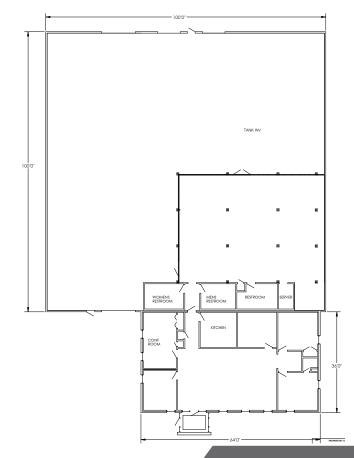
#### 11414 W 79th Street

- $\pm$ 11,984 SF building with  $\pm$ 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





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3.5M     O     Image: Constraint of the period of t	onstruction Avg SF - emolished SF 0 ccupancy % at Delivery - elivered SF 0 gloeivered SF 0 trial & Flex Buildings suction SF 12 MO NET ABSORPTION SF VACANC 308 K 1283.0% 7.0°	6 <mark>+1.1%</mark> \$9.09 <mark>+1.7%</mark>	S60 + -16.0% + S5.3M + 10 + 8.8 + 3 + 35.4K + Morths to Lease Morths to Lease Mort	Demand # Inventory -1,1% 4 5.0 † 4.4 4 5.3 † Rate 59.1% rs 3.4%
Prior Period 3.5M         Prior Period 0           Availability         Existing 8           Sublet SF         10.7K         Existing 8           Availability Rate         5.5%         12 Mo De           Availability Rate         5.5%         12 Mo De           Availability Rate         5.5%         12 Mo De           Availability Rate         93.8%         12 Mo De           Availability Rate         95.8%         12 Mo De           Occupancy Rate         93.8%         12 Mo Availability           Percent Leased Rate         95.8%         12 Mo De           Eventorr SF         22.7 M         12.00           22.7 M         11.00         0           Prior Period 22.4M         0         0           Vacent SF         1.6M         Existing 8	Prior Period (SBK) Prior Period	dd 5.1% Prior Period \$8.94 Sales Past Year Asking Price Per SF Sales to Asking Price Differential Sales Volume Properties Sold Montha to Sale For Sale Liatings Total For Sale SF Total For Sale SF	Prior Period \$87 Prior Period 7.6% S60 † -16.0% † \$5.3M Å 10 † 8.8 Å 3 † 35.4K † Months Vacant 24 Mo Lease Renewal 55.4K † Population Growth 5 Yr Market Sale Priocesor \$72 <b>• • • • • • • • • •</b>	Demand # Inventory -1,1% 4 5.0 † 4.4 4 5.3 † Rate 59.1% rs 3.4%
Availability Vacant SF 215K Å Subiet SF 10.7K Å Availability Rate 5.5% † Availability Rate 5.5% † Availability Rate 5.5% † Availabile SF 190K † Cocupancy Rate 93.8% † Parcent Leased Rate 95.8% † 22.7M 112 Mo De Prior Period 22.4M Availability Vacant SF 1.6M † Existing B	Inventory Buildings 259 ) emolished SF 0 ) emolished SF 0 ) elivered SF 0 ) elivered SF 0 ) elivered SF 0 ) elivered SF 0 ) trial & Flex Buildings trial & Flex Buildings Buildings 200 MET ABSORPTION SF 7.00° Buildings 200 MET ABSORPTION SF 7.00° Phor Period (168K)	Sales Past Year Asking Price Per SF Sale to Asking Price Differential Sales Volume Properties Sold Months to Sale For Sale Listings Total For Sale SF	S69 + -16.0% + S5.3M + 10 + 8.8 + 3 + 35.4K + Morths on Market Morths to Lease Morths to Leas	d Inventory -1,1% ↓ 259K ↓ 5.0 ↓ 4.4 ↓ 5.3 ↓ Rate 59.1% rs 3.4%
Vacant SF         216K         Existing B           Sublet SF         10.7K         Under Co           Availability Rate         5.5%         12 Mo De           Availabile SF         190K         12 Mo De           Availabile SF         90K         12 Mo De           Occupancy Rate         93.8%         12 Mo De           Percent Leased Rate         95.8%         12 Mo Availability           Revented Rate         95.8%         12 Mo De           Percent Leased Rate         95.8%         12 Mo De           Percent Leased Rate         95.8%         12 Mo De           Percent Leased Rate         95.8%         10 Moder           Percent Leased Rate         95.8%         10 Moder           Percent Leased Rate         95.8%         0 100.00           Percent Leased Rate         10 Moder         10 Moder	Buildings 259 onstruction Avg SF 0 emolished SF 0 elivery on onstruction Starts SF 0 elivered SF 0 elivered SF 0 trial & Flex Buildings trial & Flex Buildings Builtion SF 200 MET ABSORPTION SF 7.0° Bior Period (188K) 7.0° Prior Period (188K) 7.0°	Asking Price Per SF Sale to Asking Price Differential Sales Volume Properties Sold Months to Sale For Sale Listings Total For Sale SF	S60 + -16.0% + S5.3M + 10 + 8.8 + 3 + 35.4K + Morths to Lease Morths to Lease Mort	d Inventory -1,1% ↓ 259K ↓ 5.0 ↓ 4.4 ↓ 5.3 ↓ Rate 59.1% rs 3.4%
Sublet SF 10.7K ↓ Under Co Availability Rate 5.5% ↓ 12 Mo De Availabile SF 190K ↓ 12 Mo Do Availabile Asking Rent/SF \$8.32 ↓ 12 Mo Co Occupancy Rate 93.8% ↓ 12 Mo Co Occupancy Rate 93.8% ↓ 12 Mo Ava Percent Leased Rate 95.8% ↓ 12 Mo Ava Renexa / Overland Park - All Industri RVENTORY SF 22.7M ↓12% 0 ↓ 100.00 Prior Period 22.4M UNDER CONSTRE 0 ↓ 100.00 Prior Period 22.4M Existing B	enstruction Avg SF emolished SF ccupancy % at Delivery elivered SF wg Delivered SF trial & Flex Buildings trial & Flex Buildings Buctors # 308K •283.0% Prior Period (168K) Prior Period (168K)	Sale to Asking Price Differential Sales Volume Propries Sold Monthe to Sale For Sale Listings Total For Sale SF Create Market Restrict ST.O.8 43.1% Prior Period S6.87	12 Mo Leased SF Months on Market 10 f 8.8 f 3 f 35.4 t Months vacant 24 Mo Lease Renewal 26 Months Vacant 24 Mo Lease Renewal Population Growth 5 Yr Market Sale Process ST2 4373 Prior Period ST0 Market CAP Parte 7.3%	259K 4 5.0 ¥ 4.4 4 5.3 ¥ Rate 59.1% rs 3.4%
Availability Rate 5.5%  Availability Rate 5.5%  Availabile SF 190K  Availabile SF 190K  Availabile Asking Rent/SF \$8.32  Pricent Leased Rate 93.8%  12 Mo Co 20 coupany Rate 93.8%  12 Mo Co 21 Mo Co 22 Mo Co Price Period 22.4M UNCER CONSTRUE Price Period 22.4M UNCER CONSTRUE Price Period 22.4M Existing B	emolished SF 0 ccupancy % at Delivery 0 enstruction Starts SF 0 elivered SF 0 polivered SF 0 trial & Flex Buildings trial & Flex Buildings Ruction SF 2800 MET ABSORPTION SF 7.0° 308K 22830% Prior Period (188K)	Sales Volume Properties Sold Monthe to Sale For Sale Listings Total For Sale SF Volume Properties Sold Market RExt/SF \$7.08 43.1% Prior Period \$6.87	S5.3M I 10 I 8.8 I 3 I 3 I 3 I 5.4K I Months on Market Months to Lease Months Vacant 24 Mo Lease Renewal Population Growth 5 Yr MARKET CAP RATE S72 I 3.7 Pior Period S70 Market CAP RATE 7.3% I Pior Period S70 Pior Period S70	5.0 ¥ 4.4 ↓ 5.3 ¥ Rate 59.1% rs 3.4%
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Available Asking Rent/SF \$8.32 1 12 Mo Co Occupancy Rate 93.8% 1 12 Mo De 93.8% 1 12 Mo De 95.8% 1 12 Mo De	elivered SF 0 elivered SF 0 trial & Flex Buildings suction SF 308K 4283.0% Prior Period (168K) Viscon	Months to Sale Por Sale Listings Total For Sale SF MARKET REVITATION MARKET REVITATION MARKET REVITATION STORE 1200 Prior Period S6.87	8.8 Months Vacant 24 Mo Lease Renewall 25 4K Population Growth 5 Vr MARKET SALE PRICESSF \$72 437% Prior Period \$70	5.3 ¥ Rate 59.1% rs 3.4%
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Percent Leased Rate         95.8%         12 Mo Ave           enexa / Overland Park - All Industr         Industrian         0           Prior Period 22.4M         UNDER CONSTRU         0           Availability         Vacent SF         1.8M ♦         Existing B	vg Delivered SF trial & Flex Buildings Ruction SF 308K 283.0% Prior Period (168K) Vic Period (168K)	Cr Rate         MARKET REVITAF           %         40.2%           Veriod 7.2%         Frior Period 36.87	35.4K Population Growth 5 Yr MARKET SALE PRICESF \$72 43.7% Prior Period \$70 Prior Period 7.3%	rs 3.4%
enexa / Overland Park - All Industr enexa / Overland Park - All Industr 22.7M •12% Prior Period 22.4M 0 •100.07 Prior Period 148 Availability Vacant SF 1.6M • Existing B	trial & Flex Buildings Ruction SF 308K 4283.0% Prior Period (188K) Prior Period (188K)	CY PATE 1% 0.2% Period 7.2% 000000000000000000000000000000000000	MARKET SALE PRICESF \$72 •3.7% Prior Period \$70	1%
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Availability Vacant SF 1.6M $\oint$ UNDER CONSTRU- Prior Period 22.4M UNDER CONSTRU- Prior Period 22.4M UNDER CONSTRU- Prior Period 140 Existing B	RUCTION SF 12 MO NET ABSORPTION SF 7.00 308K 4283.0% Prior Period (188K) Prior Period (188K)	%         -0.2%         \$7.08         +3.1%           Veriod 7.2%         Prior Period \$6.87	\$72 +3.7% Prior Period \$70 Prior Period 7.3%	and the second se
Availability Vacant SF 1.6M $\oint$ UNDER CONSTRU- Prior Period 22.4M UNDER CONSTRU- Prior Period 22.4M UNDER CONSTRU- Prior Period 140 Existing B	RUCTION SF 12 MO NET ABSORPTION SF 7.00 308K 4283.0% Prior Period (188K) Prior Period (188K)	%         -0.2%         \$7.08         +3.1%           Veriod 7.2%         Prior Period \$6.87	\$72 +3.7% Prior Period \$70 Prior Period 7.3%	and the second se
22.7M         +1.2%         0         -100.0°           Prior Period 22.4M         Prior Period 146           Availability         Vacant SF         1.6M ∳         Existing B	308K         +283.0%         7.0'           Prior Period (168K)         Prior Period (168K)         Prior Period (168K)	%         -0.2%         \$7.08         +3.1%           Veriod 7.2%         Prior Period \$6.87	\$72 +3.7% Prior Period \$70 Prior Period 7.3%	and the second se
Prior Period 22.4M         Prior Period 140           Availability         Existing E	46K Prior Period (168K) Prior Pe	Period 7.2% Prior Period \$6.87	Prior Period \$70 Prior Period 7.3%	and the second se
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Vacant SF 1.6M ¥ Existing B	Inventory	Sales Past Year		
Vacant SF 1.6M ¥ Existing B	intentory		1	Demand
	Buildings 538 4	Asking Price Per SF	\$84 4 12 Mo Net Absorp % o	
	Construction Avg SF -	Sale to Asking Price Differential	-13.3% 12 Mo Leased SF	2M 4
	Demolished SF 0	Sales Volume	\$13.6M V Months on Market	7.5
Available SF 2M 12 Mo Oc	Accupancy % at Delivery 56.5%	Properties Sold	26 Wonths to Lease	4.6
	Construction Starts SF 129K	Months to Sale	9.6 Wonths Vacant	5.5
	Delivered SF 276K	For Sale Listings	14 4 24 Mo Lease Renewal	
	wg Delivered SF 92K 🛉	Total For Sale SF	737K Population Growth 5 Y	
articles the second day				
ohnson County - 5-25,000 SF Indu	untrial <sup>2</sup> Flax Buildings	Contraction of the second		
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	RUCTION SF 12 MO NET ABSORPTION SF VACANC		MARKET SALE PRICE/SF MARKET CAP RATE	
12.3M +0.7% 0 -100.09	<b>131K +377.2%</b> 3.7°	% -0.4% \$9.26 +1.8%	\$90 <mark>+3.1%</mark> 7.7% <b>+</b> 0	1%
Prior Period 12.2M Prior Period 63.	3.9K Prior Period (47.1K) Prior Pe	Period 4.1% Prior Period \$9.09	Prior Period \$87 Prior Period 7.7%	T SI
Availability	Inventory Buildings 1,016 4	Sales Past Year		Demand
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	Construction Avg SF -	Sale to Asking Price Differential		BALLS
		Sales Volume Properties Sold	\$15.6M V Months on Market 52 V Months to Lease	6.4 A
		Properties Sold Months to Sale	52 Wonths to Lease 9.0 Months Vacant	5.4
	Construction Starts SF 23.8K ¥	For Sale Listings	20 V Months vacant 20 V 24 Mo Lease Renewal	A DE LET ADDRESS

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