

INFILL SERVICE BUILDING AND IOS OPPORTUNITY

Ferree St and Cheyenne Ave., Kansas City, Kansas



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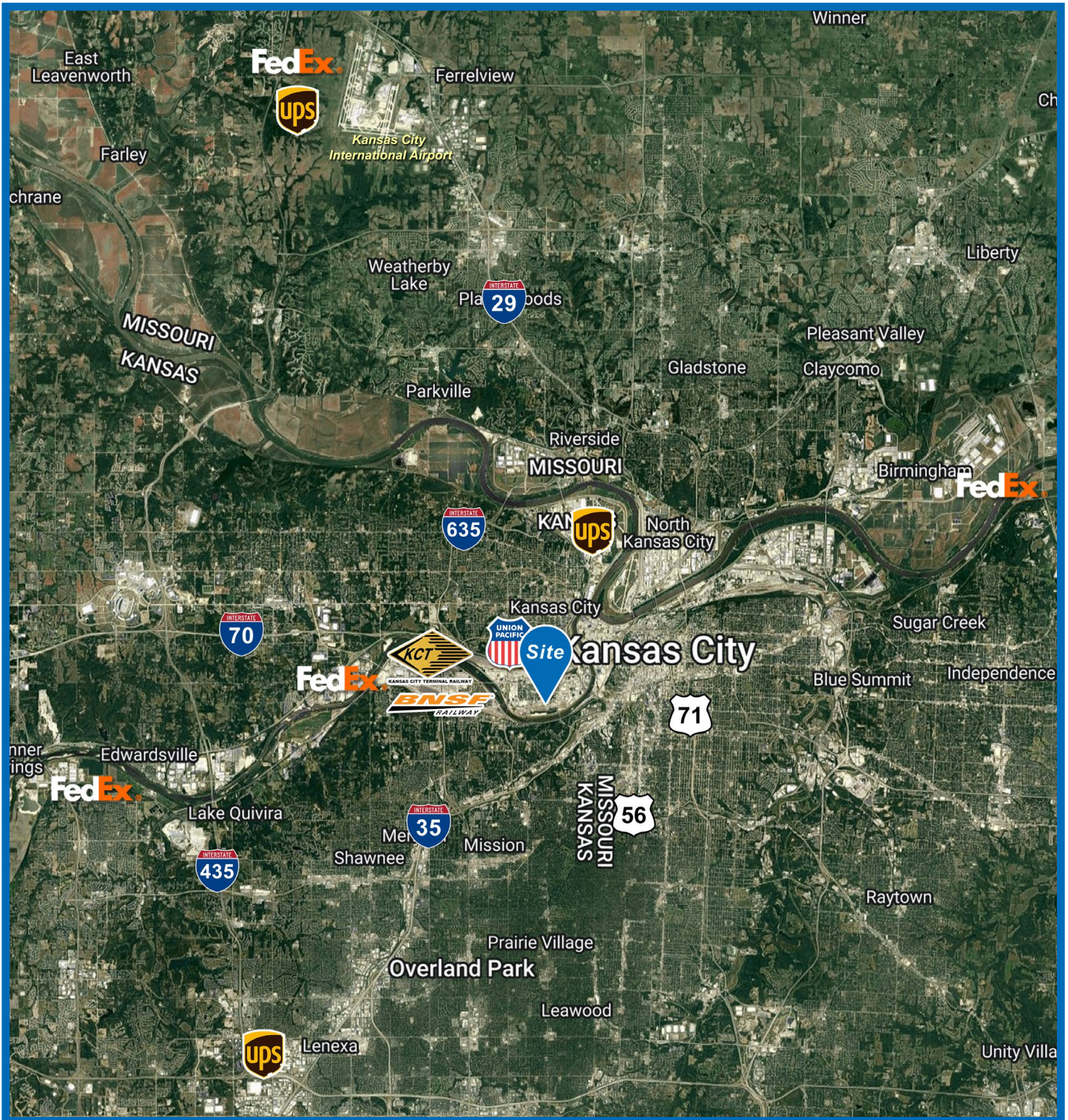
PROPERTY DESCRIPTION

OVERVIEW

- 6.3+/- acres between 4 properties
- Infill Kansas City, Kansas location situated between I-70 and I-35
- 8 Buildings/Structures
 - 4 functional drive-in service buildings
- Fully improved sites
- Income in place between 8 tenants
 - 7 are month to month
- Value Add IOS Investment Opportunity
- Current below-market NOI of approximately \$179,000



AREA OVERVIEW



KC INDUSTRIAL MARKET OVERVIEW

The market tightened with 739,865 SF of net absorption during the fourth quarter of 2024. Vacancy held steady at 5.4%, as net absorption offset 359,809 SF of new deliveries. Leasing activity and rent growth for midsized and small-bay industrial spaces are expected to remain strong in 2025.

The construction pipeline contracted to 10.3 million SF, down from 10.7 million SF in the previous quarter. As the recently completed inventory is leased, the next construction cycle will present limited alternatives, likely driving vacancy rates lower.

Of the total 10.3 million SF build-to-suit and speculative pipeline, over 7.9 million SF (76%) is allocated to build-to-suit projects, including Panasonic's 4.7 MSF facility, Ace Hardware's 1.5 MSF, Heartland Coca-Cola's 600,000 SF, and Walmart's 330,000-SF beef plant.

As the 15th largest industrial market in the U.S., Kansas City encompasses 338.6 million SF and continues to thrive, bolstered by its central location, skilled labor force, extensive transportation network, and competitive real estate and energy costs.

The region's labor market remains historically strong despite evolving macroeconomic conditions. November's unemployment rate of 3.6% was 30 basis points below the 10-year historical average of 3.9%.

BROAD KANSAS CITY INDUSTRIAL MARKET AS OF Q4 2024

- 5.4% Total Market Vacancy Rate
- 4.1 Million SF in the Past Four Quarters Positive Market Net Absorption
- 15th Largest Industrial Market in the United States
- Ranked 9th in Quarterly Net Absorption Relative to Market Size
- Among the Top 25 U.S. Industrial Markets