



Offering Memorandum

# Headquarters & Production Facility

2810 South West Street, Wichita, Kansas

-  50+ Year Operating History
-  Recent Roof Replacement
-  10+ Year Lease Term



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# The Offering

**Price: \$5,780,000 | Cap Rate: 8.00%**

Colliers, as exclusive advisor, is pleased to introduce for sale the Fee Simple Interest in this manufacturing and distribution facility (“Subject Property”) located in Wichita, Kansas. The Subject Property is 100% leased to Metacycle LLC (DBA: Wescon Plastics) on a long-term fifteen (15) year lease with over 10.5 years remaining on the primary term. The Subject Property was constructed in 1975 as a build-to-suit for the tenant and is approximately 89,900 square feet situated on ±11.7 acres.

## Investment Highlights



51-year operating history in this building



2% Annual Rental Increases



Significant Tenant Investments into Building and Equipment



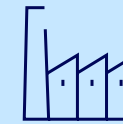
Minimal LL Responsibilities



Expansion Opportunity on 11.7 acres



Seller just invested \$550k into brand new roof and repairs, all of which are warranted for 10+ years



One of 3 critical production facilities for tenant nationwide



Attractive Logistics Corridor adjacent to Interstate 235





# Lease Overview

<b>Tenant</b>	Metacycle LLC (parent company), DBA Wescon Plastics
<b>Operating History at Property</b>	51 years (since 1975)
<b>Ownership</b>	Fee Simple
<b>Lease Expiration</b>	1/31/2037
<b>Lease Term Remaining</b>	10.7 Years
<b>Annual Rent</b>	\$462,226
<b>Rental Increases</b>	2% Annually
<b>Renewal Options</b>	2, 5 Year Options
<b>Expenses</b>	NN
<b>Landlord Responsibilities</b>	Capital Repair to Roof* and HVAC
<b>Taxes</b>	Tenant pays directly.
<b>Insurance</b>	Tenant pays property insurance directly. Tenant and Landlord both carry independent liability policies.
<b>Utilities</b>	Tenant pays utilities directly.
<b>Sublease</b>	Tenant cannot sublease without prior written consent of Landlord.
<b>Estoppel</b>	Yes - fifteen (15) days written notice.
<b>SNDA</b>	Yes - see Section 15.1

\*Roof replaced/repared in November 2025 for \$550k, providing very passive ownership to the investor.

# Rent Schedule

Period	Start	End	Annual Rent	RPSF	Increase
Year 1	2/1/2022	1/31/2023	\$427,025	\$4.75	-
Year 2	2/1/2023	1/31/2024	\$435,566	\$4.85	2%
Year 3	2/1/2024	1/31/2025	\$444,277	\$4.94	2%
Year 4	2/1/2025	1/31/2026	\$453,162	\$5.04	2%
Year 5*	2/1/2026	1/31/2027	\$462,226	\$5.14	2%
Year 6	2/1/2027	1/31/2028	\$471,470	\$5.24	2%
Year 7	2/1/2028	1/31/2029	\$480,900	\$5.35	2%
Year 8	2/1/2029	1/31/2030	\$490,517	\$5.46	2%
Year 9	2/1/2030	1/31/2031	\$500,328	\$5.57	2%
Year 10	2/1/2031	1/31/2032	\$510,334	\$5.68	2%
Year 11	2/1/2032	1/31/2033	\$520,541	\$5.79	2%
Year 12	2/1/2033	1/31/2034	\$530,952	\$5.91	2%
Year 13	2/1/2034	1/31/2035	\$541,571	\$6.02	2%
Year 14	2/1/2035	1/31/2036	\$552,402	\$6.14	2%
Year 15	2/1/2036	1/31/2037	\$563,450	\$6.27	2%
Option 1 (Years 16-20)	2/1/2037	1/31/2042	\$574,719	\$6.39	2% annual
Option 2 (Years 21-25)	2/1/2042	1/31/2047	\$634,537	\$7.06	2% annual



# Property Summary

<b>Property Address</b>	2810 South West Street
<b>City</b>	Wichita, Kansas
<b>County</b>	Sedgwick
<b>Parcel Number</b>	087-201-01-0-31-01-002.00
<b>Zoning</b>	Li – Light Industrial
<b>Building Area (SF)</b>	89,900
<b>Office Area (SF)</b>	2,280
<b>Office Percentage</b>	2.50%
<b>Years Built/Renovation And Addition</b>	1973 - 2011 / 2014 / 2025
<b>Site Area (AC)</b>	11.66 (508,039 Sf)
<b>Coverage Ratio</b>	17.69%
<b>Land-To-Building Ratio</b>	5.65 : 1
<b>Truck Court</b>	100' Along South Side Of Property 50' Concrete Truck Apron Along South Side Loading

<b>Dock-High Doors</b>	4 (2 Depressed)
<b>Drive-In Doors</b>	3
<b>Clear Heights</b>	14' - 32'
<b>Car Parking</b>	129 Spaces
<b>Trailer Parking</b>	Ample
<b>Construction Type</b>	Metal Panel
<b>Roof</b>	Corrugated Metal Panel
<b>Roof Age</b>	Approximately 60k SF of roof replaced in Nov 2025. Remaining roof in good condition (built in 2004 / 2011).
<b>Fire Protection</b>	Fully Protected By Automatic Wet-Pipe Fire Sprinkler System
<b>HVAC</b>	Sections 1, 2, 3, 4 And 5 Are Fully Temperature Control By Gas-Fired And Water-Cooled Air-Handling Units. Area 6 Is Heated By Ceiling-Mounted Gas-Fired Unit Heaters.

## Capital Improvements Since 2014

### CONVERSION OF WAREHOUSE SPACE TO MANUFACTURING SPACE

- Cranes
- Upgraded Power Capacity
- Upgraded Water/Chiller System

### CONSTRUCTION OF "CONNECTION BUILDING"

- New Tooling Room
- New Employee Break Room
- New Employee Entrance

### UPGRADED INFRASTRUCTURE

- Increased Water Capacity

### OFFICE REMODEL AND EXPANSION

### PAINTING BUILDING

### ROOF REPAIRS IN MAIN PRODUCTION AREA

New TPO Roof installed for Main Production Area (Area 1 and 2 on next page) in November 2025 with 20-Year Warranty.

Elastomeric Roof Coating applied to other sections of roof (Area 3 and 4 on next page) in November 2025 with 10-Year Warranty.

**In total, \$550,000 invested in roof repairs and replacement in November 2025.**



# Site Plan

## AREA 1

USE	Office
SIZE	2,280 SF
YEAR BUILT	1984 / 2014
CLEAR HEIGHT	14'

## AREA 2

USE	Manufacturing / Engineering
SIZE	32,955 SF
YEAR BUILT	1973 / 1988
CLEAR HEIGHT	14' - 18'

## AREA 3

USE	Warehouse
SIZE	16,740 SF
YEAR BUILT	1973 / 1984 / 1993
CLEAR HEIGHT	32'

## AREA 4

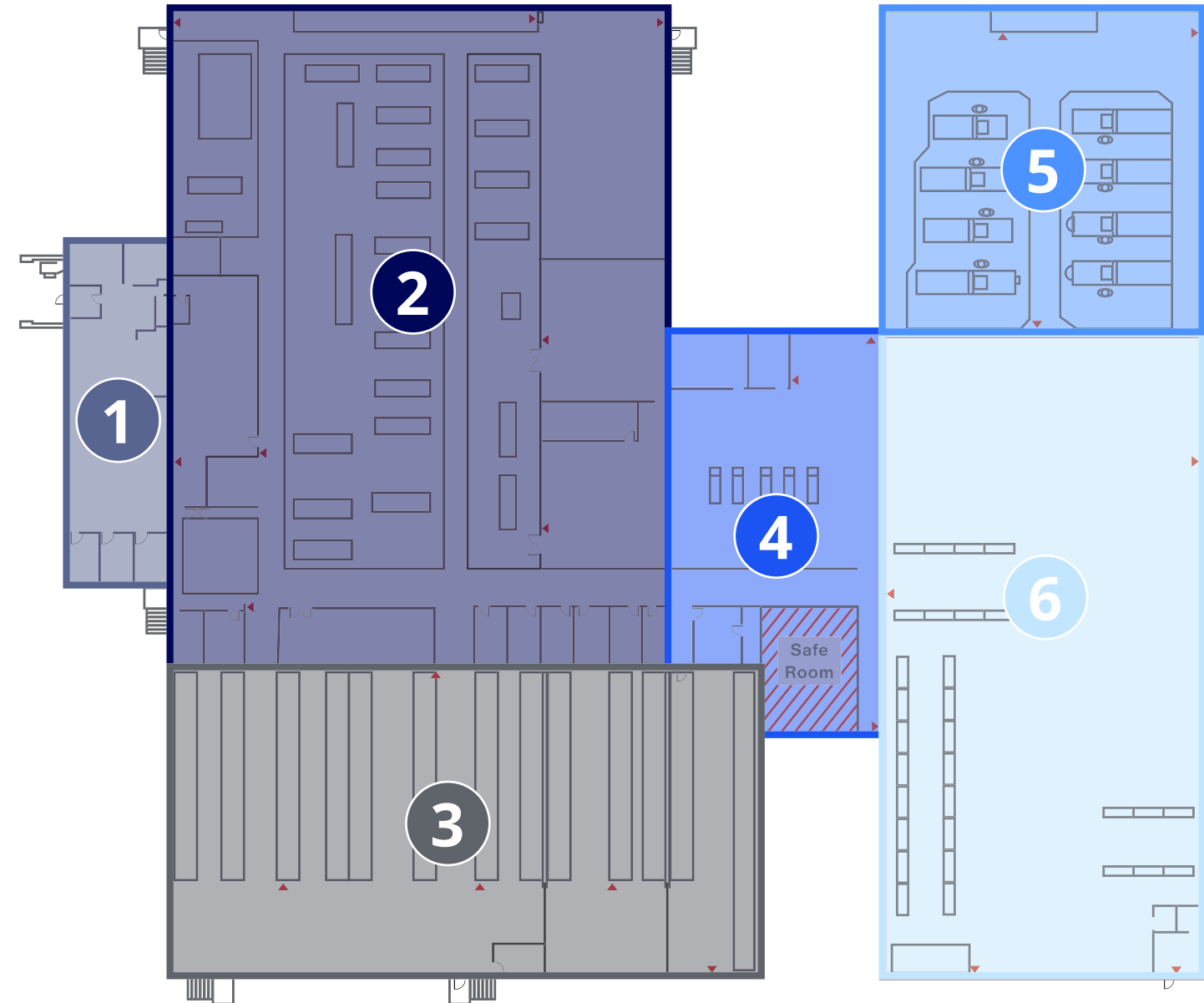
USE	Tool Room / Break Room
SIZE	7,925 SF
YEAR BUILT	2014
CLEAR HEIGHT	16'

## AREA 5

USE	Manufacturing
SIZE	10,000 SF
YEAR BUILT	2011
CLEAR HEIGHT	24'

## AREA 6

USE	Warehouse
SIZE	20,000 SF
YEAR BUILT	2004
CLEAR HEIGHT	24'





**INDUSTRIAL PARK**






# Tenant Overview



Wescon Plastics, founded in 1972 and headquartered in Wichita, Kansas, is a privately held manufacturer specializing in custom injection-molded plastic components. The company serves a diverse range of industries including HVAC, heavy equipment, oil and gas, batteries, and general industrial applications. Wescon offers end-to-end services from product design and prototyping to injection molding, secondary operations, and finishing. As of 2025, Wescon Plastics employs approximately 58 people and generates an estimated \$28.5 million in annual revenue. The company has raised around \$6 million in funding and is backed by private equity firms including Arcane Industries and Aventurine Partners. Wescon's reputation is built on precision manufacturing using engineered resins and tight-tolerance specifications, making it a trusted partner for OEMs seeking reliable, cost-effective plastic solutions. Its Wichita facility is strategically located to support efficient logistics and supply chain operations across the Midwest and beyond.



Arcane Capital Partners is a privately held investment firm based in Little Rock, Arkansas, specializing in strategic acquisitions of high-performing businesses in industrial and emerging technology sectors. Founded in 2022, Arcane operates as a family office and has quickly built a portfolio of companies focused on manufacturing, sustainability, and innovation. The firm has invested over \$200 million in acquisitions since 2021, including notable purchases such as Wescon Plastics in Wichita, KS, and Petroflex North America in Texas. Arcane emphasizes operational growth, in-house recycling capabilities, and decarbonization strategies across its portfolio, aligning with broader goals of renewable energy proliferation and utility grid modernization. Led by Managing Partner and CEO Michael Hickmon, Arcane collaborates with financial partners like JPMorgan Chase, PNC Financial Services, and Aventurine Partners to support its expansion. The firm is known for maintaining existing leadership at acquired companies and fostering long-term partnerships to drive sustainable growth.



# Wichita, Kansas

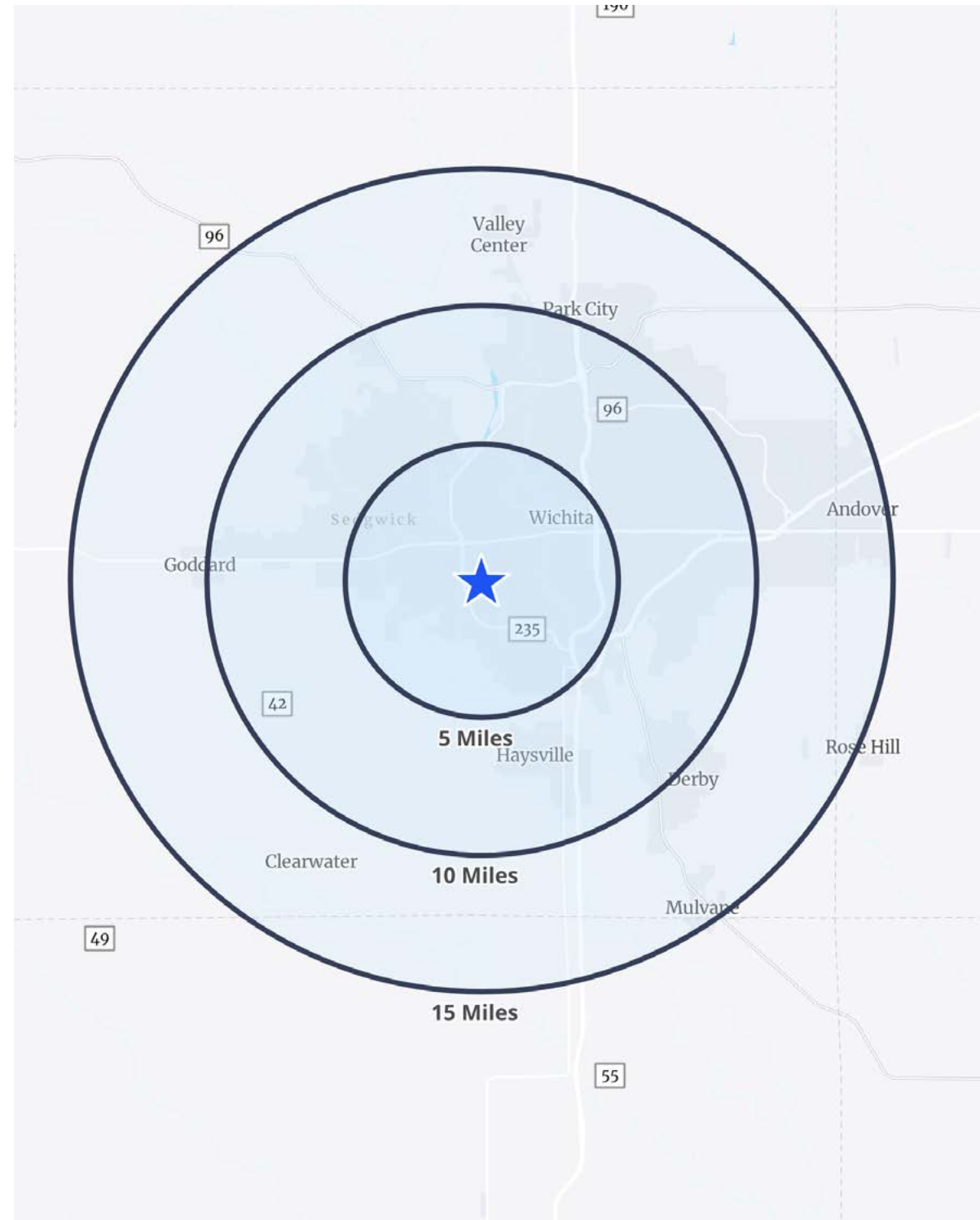
Strategically located in south-central Kansas, Wichita combines a legacy of aerospace innovation with a diversified economy, skilled workforce, and multimodal connectivity, positioning the region as a vital hub for manufacturing, logistics, and business growth in the heart of the Midwest.

Wichita, the largest city in Kansas with a population of about 395,000, is located in south-central Kansas at the heart of the Wichita metro area. Long recognized for its aviation heritage, the city boasts a diverse economy and strong connectivity via Interstate 35, U.S. Routes 54 and 400, and rail service from BNSF and Union Pacific—supporting both regional commerce and national distribution.

Wichita also features numerous business parks, including the Eisenhower Airport Industrial Park, offering multimodal logistics advantages and direct access to air cargo services.

Complementing its economic strengths, Wichita provides a high quality of life with cultural attractions like the Wichita Art Museum, Botanica Wichita, and the historic Old Town district. Residents enjoy more than 100 parks, an extensive Arkansas River trail system, and a range of recreational amenities. Combining innovation, industry, and Midwestern charm, Wichita stands out as a dynamic place to live and do business.

## Major Employers:



## Demographics



Population

146,984	417,123	539,016
5 Miles	10 Miles	15 Miles



2020-2025 Population Change

3%	11%	18%
5 Miles	10 Miles	15 Miles



Average Household Income

\$67,210	\$83,605	\$93,171
5 Miles	10 Miles	15 Miles

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Wichita, Kansas

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