Investment Opportunity

Sedalia Industrial Offering

Sedalia, Missouri

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Executive **Summary**

Colliers Kansas City, as exclusive advisor to the Owner, is pleased to present the opportunity to acquire the 100% fee simple interest in a three-property industrial portfolio located in Sedalia, Missouri (the 'Sedalia Properties'). The portfolio consists of three strategically located assets totaling 50,620 square feet across ten buildings, plus a separately leased 14,400-square-foot parking area. The properties provide stable in-place cash flow, a diversified tenant base, and significant opportunity to increase income through lease-up of existing vacancy and future rental growth.

Location Highlights

The Sedalia Properties comprise approximately 8.04 acres and include a mix of industrial warehouse and self-storage space. Approximately 89.6% of the rentable area is industrial warehouse space, with the remaining 10.4% dedicated to self-storage. Located along the West Main Street corridor on the north side of Sedalia, the portfolio offers excellent access to U.S. Highway 50 and U.S. Highway 65, providing efficient east-west and north-south connectivity throughout central Missouri.

401 Metallic Rd
Sedalia, Missouri

- 21,020 SF on 2.52 acres
- Approximately 92.3% occupied by 18 tenants
- Five-building industrial/self-storage complex
- Tenant sizes from approximately 300 SF to 5,100 SF
- Mix of dock-high and drive-in loading
- Includes a separately leased 14,400 SF parking area

2410 W. Main St
Sedalia, Missouri

- 12,700 SF on 0.92 acres
- 100% occupied by 10 tenants
- Three-building industrial complex
- Tenant sizes from approximately 800 SF to 3,200 SF
- Drive-in loading

1313 N. Missouri Ave
Sedalia, Missouri

- 16,900 SF on 4.60 acres
- 83% occupied by two tenants
- Two-building industrial complex
- Tenant sizes from approximately 2,900 SF to 10,320 SF
- Mix of dock-high and drive-in loading

Investment **Highlights**

Offering Summary

- **Location:** Well-positioned industrial portfolio serving Sedalia and west-central Missouri with excellent highway access
- **Multi-Tenant Portfolio:** 10 buildings; 36 units; 50,620 SF plus a 14,400 SF leased parking area
- **Improvements:** Diversified mix of industrial warehouse and self-storage space serving contractors, service companies, manufacturers, and storage users
- **Current Occupancy:** Approximately 91%
- **Current In-Place NOI:** $115,532
- **Stabilized NOI:** $148,809 (8% economic vacancy)
- **Additional Highlights:**
  - Diversified tenant roster reduces risk
  - **Attractive acquisition basis below replacement cost**
  - Multiple buildings reduce rollover risk
  - Strong historical occupancy
  - Opportunity for future rental growth
  - Stabilized NOI assumes lease-up of current vacancy at the current asking & includes all rental rates 8% economic vacancy allowance

Demographics

Total Population

1-mile	3,549
3-mile	23,317
5-mile	29,977

Household Income (Avg.)

1-mile	$73,925
3-mile	$81,577
5-mile	$83,956

Median Age

1-mile	40.0
3-mile	37.8
5-mile	38.2

Terms of **Sale**

Ownership Entity

- KOSF I-SEDALIA LLC

Interest Offered

- 100 percent fee simple

Offering Price

- $1,800,000

Offering Procedure

- Seller and agent will assess the qualifications of any party submitting a nonbinding letter of intent in accordance with seller's objectives. In making this assessment, consideration will be given to a number of factors, including, but not limited to, price, timing of closing, and the perceived ability of the buyer to complete the transaction.

Guided Property Tours

- Property inspections will be made by appointment only and arranged through Colliers Kansas City. Inquiries should be directed to:

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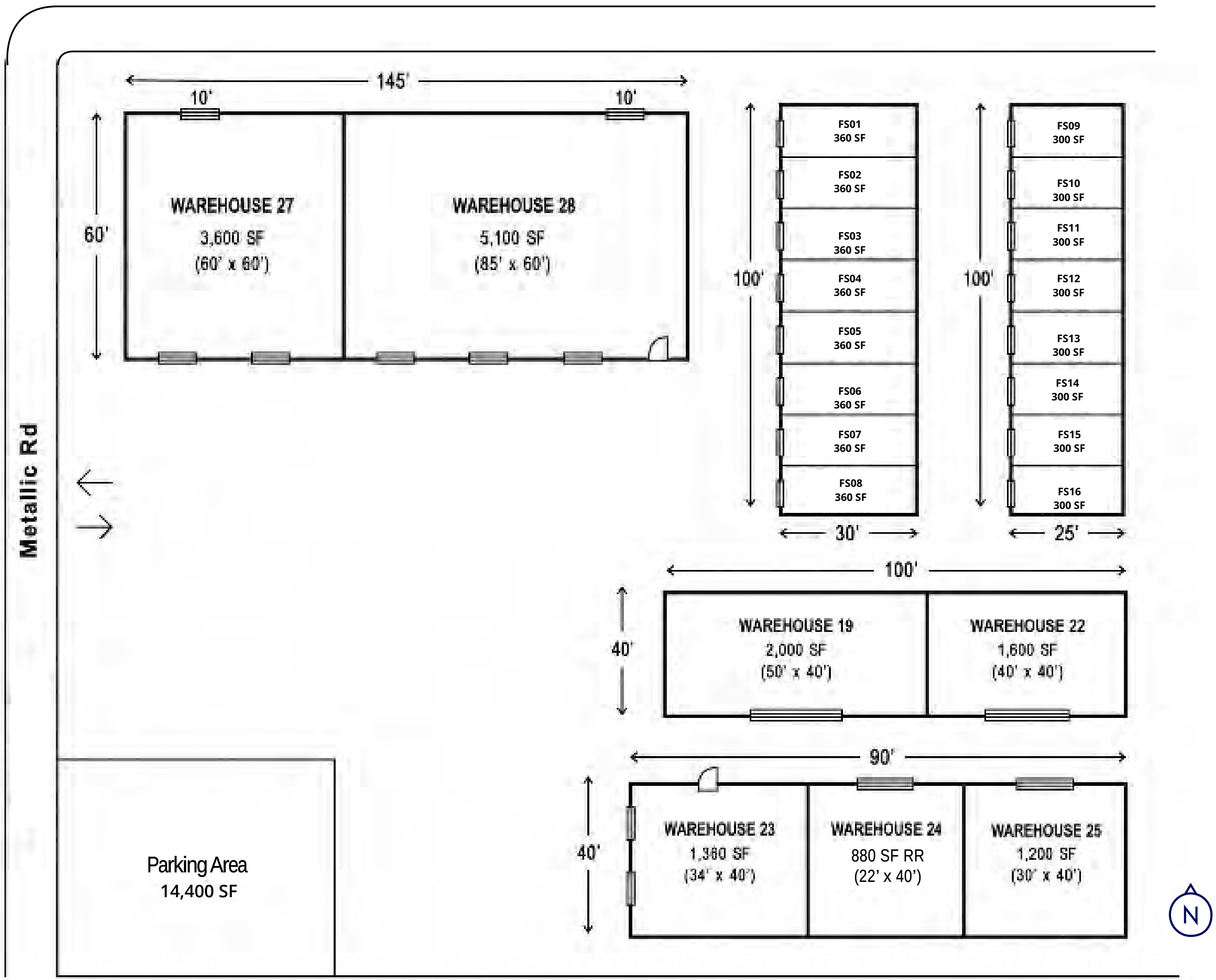
Property **Overview**

401 Metallic Rd	
Property Address	401 Metallic Rd Sedalia, MO 65301
Building Area	21,020 square feet
Number of Buildings	5
Units	• 7 Industrial Warehouse Units • 16 Self-Storage Units
Leased Parking Lot	14,400 square feet
Land Area	2.52 acres
Zoning	M-2 - Heavy Industrial
Construction	Metal
Dock-High Doors	Yes - Individual Suites Vary
Drive-In Doors	Yes - Individual Suites Vary

Property **Site Plan**

401 Metallic Rd

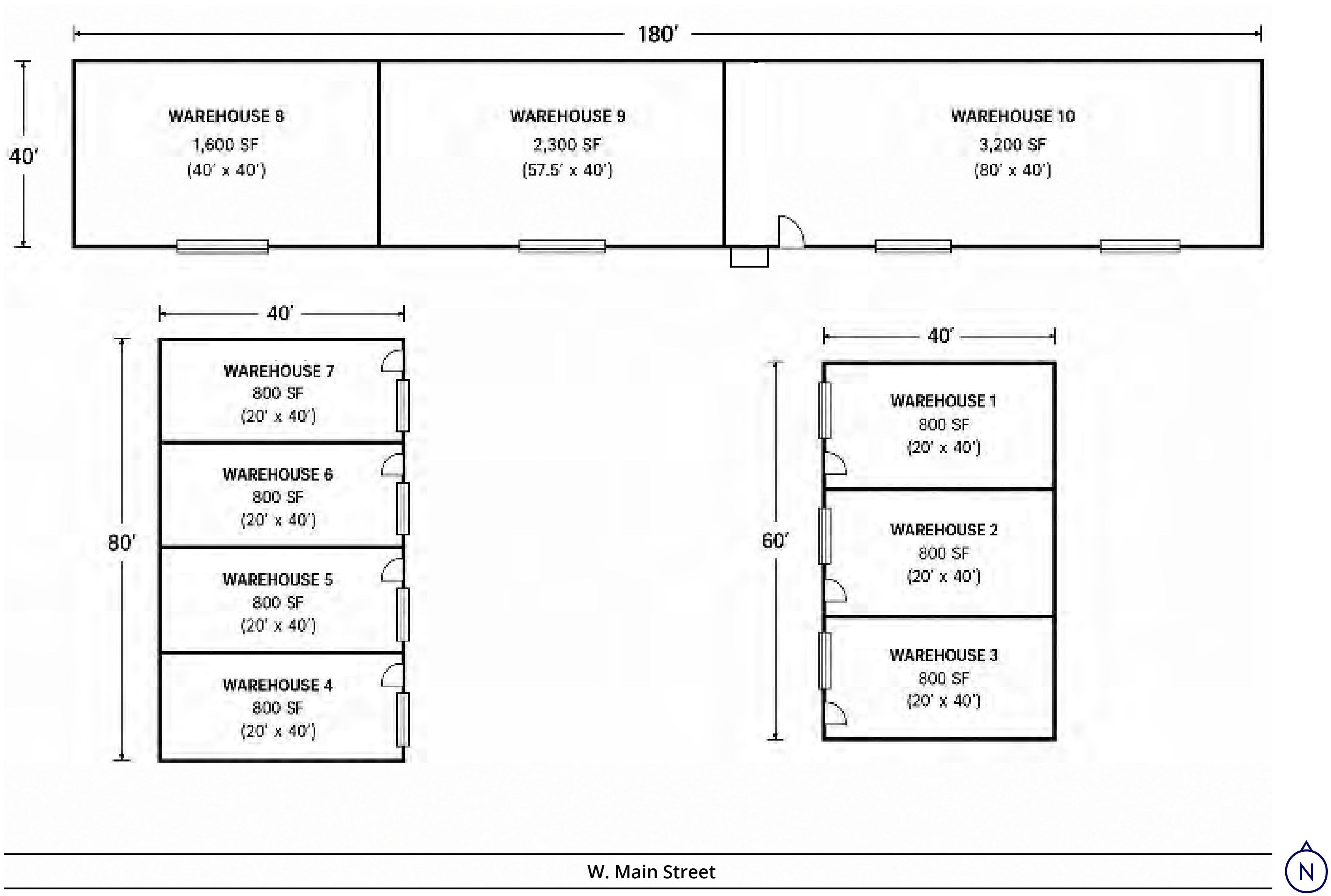


Property **Overview**

2410 W. Main St	
Property Address	2410 W. Main St Sedalia, MO 65301
Building Area	12,700 square feet
Number of Buildings	3
Land Area	0.92 acres
Zoning	M-2 - Heavy Industrial
Construction	Metal
Drive-In Doors	Yes

Property **Site Plan**

2410 W. Main St

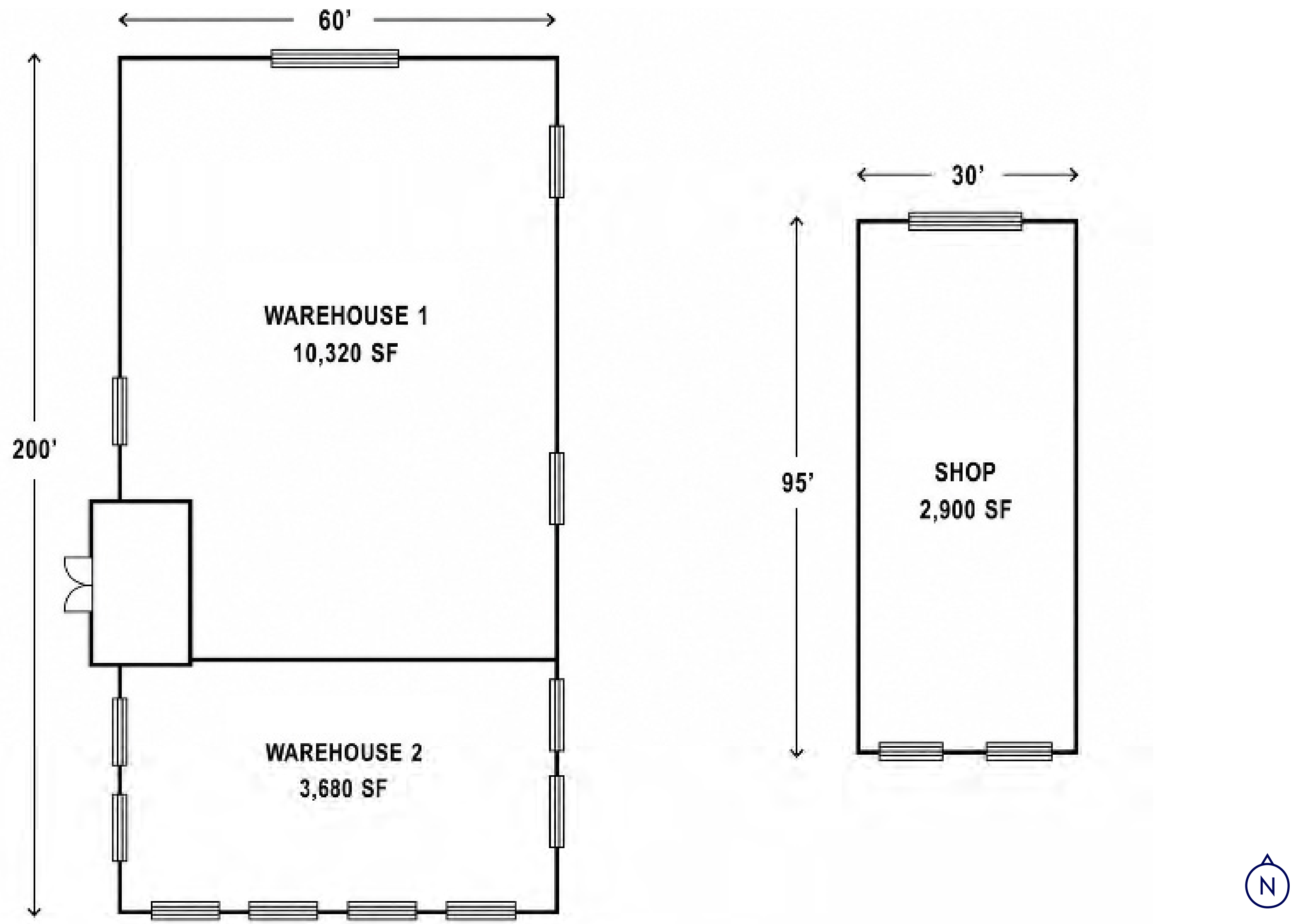


Property **Overview**

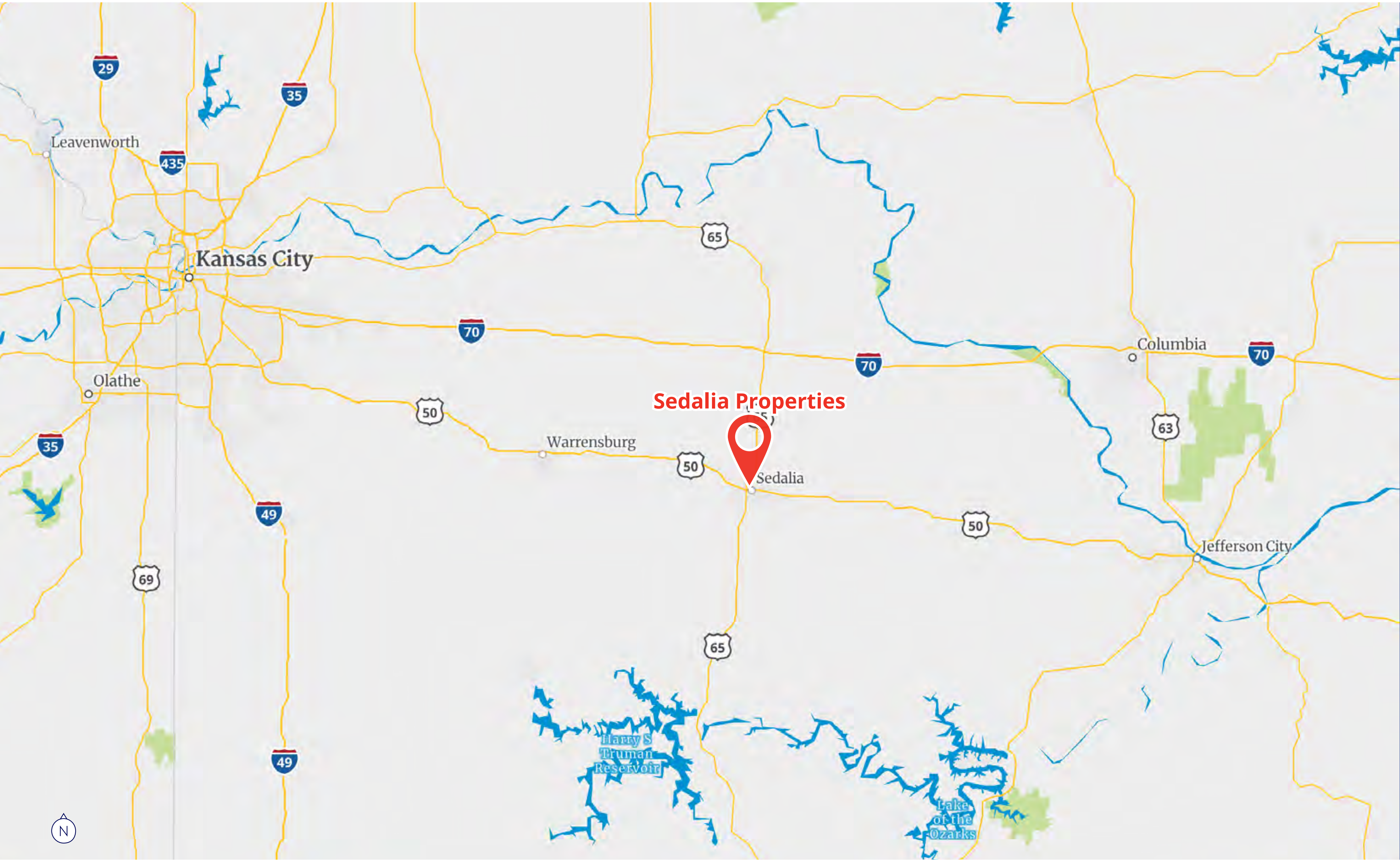
1313 N. Missouri Ave	
Property Address	1313 N. Missouri Ave Sedalia, MO 65301
Building Area	16,900 square feet
Number of Buildings	2
Land Area	4.60 acres
Zoning	M-1 - Light Industrial
Construction	Metal
Dock-High Doors	Yes - Individual Suites Vary
Drive-In Doors	Yes - Individual Suites Vary

Property **Site Plan**

1313 N. Missouri Ave



Regional **Map**



Neighborhood **Aerial**

Sedalia, Missouri **Overview**

Sedalia is a central Missouri industrial market with direct regional access, an established labor base, and multiple durable demand drivers. The city sits between Kansas City and St. Louis and is served by U.S. Highways 50 and 65, with Interstate 70 approximately 20 miles north. This location gives users practical east-west and north-south connectivity across Missouri and the broader Midwest.

Industrial and Workforce Base

Sedalia supports a mix of national, regional, and local employers, with manufacturing, transportation, agriculture, education, healthcare, government, and services contributing to the local economy. For industrial users and investors, the market offers a lower-cost operating environment, access to a regional workforce, and connectivity to larger Missouri metros without being dependent on a single demand source.

Economic Drivers

Whiteman Air Force Base is one of the region's most important economic anchors. Located approximately 20 minutes west of Sedalia, the base reported 12,260 total personnel in 2025, including 3,892 active-duty military personnel, and an estimated annual regional economic impact of approximately $1.206 billion. This activity provides a stable employment and spending base that supports the broader regional economy.

Additional demand drivers include the Missouri State Fair, which draws approximately 350,000 visitors annually, and State Fair Community College, which serves a 14-county region and reported 4,502 students in 2025, up 260 students from fall 2024. Together, these institutions reinforce Sedalia's role as a regional service, education, and employment hub.

Key Market Data

- Whiteman AFB total personnel, 2025: 12,260
- Active-duty military personnel, 2025: 3,892
- Whiteman AFB estimated annual regional economic impact, 2025: approximately $1.206 billion
- Sedalia population growth, 2000–2026: +8.12%
- Sedalia median household income, 2026: $55,653
- Sedalia median home value, 2026: $160,826
- Missouri State Fair annual attendance: approximately 350,000
- State Fair Community College enrollment, 2025: 4,502 students

Sedalia, MO **Industrial**

Sedalia is one of central Missouri's leading manufacturing and industrial markets, with more than 70 manufacturing and industrial-related businesses across the steel, energy, automotive, wire and cable, industrial equipment, food processing, and building products sectors. Over the past six years, business expansions have generated nearly 1,000 new jobs, $408 million in capital investment, and 1,645 retained jobs, with the City of Sedalia projecting more than 1,500 additional jobs over the next five years.

The industrial market totals approximately 4.35 million square feet across 91 buildings. Availability is exceptionally limited, with just 2,900 square feet available as of Q2 2026, representing an occupancy rate above 99.9%. With no industrial buildings currently under construction, future supply remains constrained.

The market is anchored by major industrial employers including Nucor Steel, PROENERGY, Prysmian, Maxion Wheels, Stanley Black & Decker, Tyson Foods, and Owens Corning, supporting a diverse mix of advanced manufacturing operations. Recent area investments—including Nucor's $400 million steel mill, Prysmian's $45+ million expansion, and PROENERGY's manufacturing growth—highlight the market's long-term industrial strength. Additional recent activity includes Amazon's 65,000-square-foot last-mile delivery station, which opened in late 2025 and supports approximately 340 direct and indirect jobs, along with US Quality Construction's new 35-acre headquarters, a $10 million investment that created approximately 40 new jobs.

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