



Industrial/Flex Investment Sale Offering

Hickman Business Center

10400 Hickman Mills Drive, Kansas City, Missouri

John Stafford SIOR
Vice Chair
+1 816 556 1184
john.stafford@colliers.com

Matt Stover
Senior Vice President
+1 816 556 1116
matt.stover@colliers.com



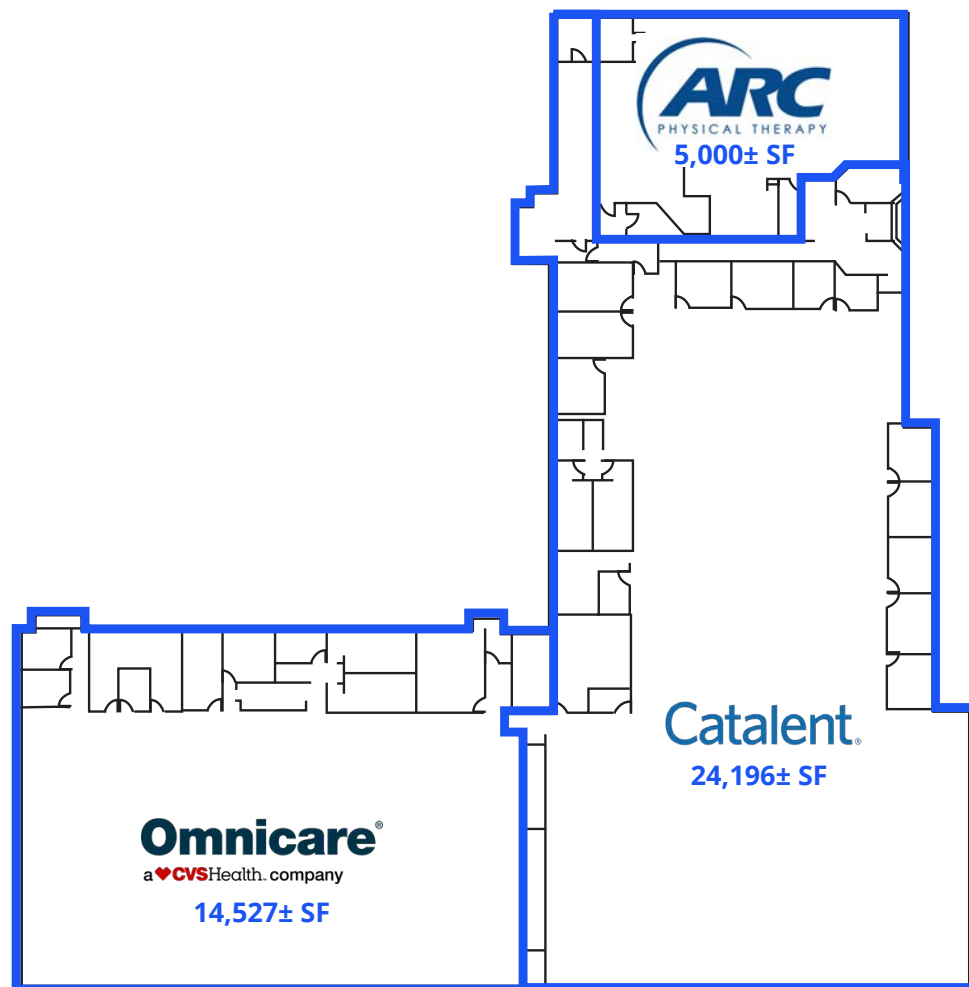
Property Overview

Property Highlights

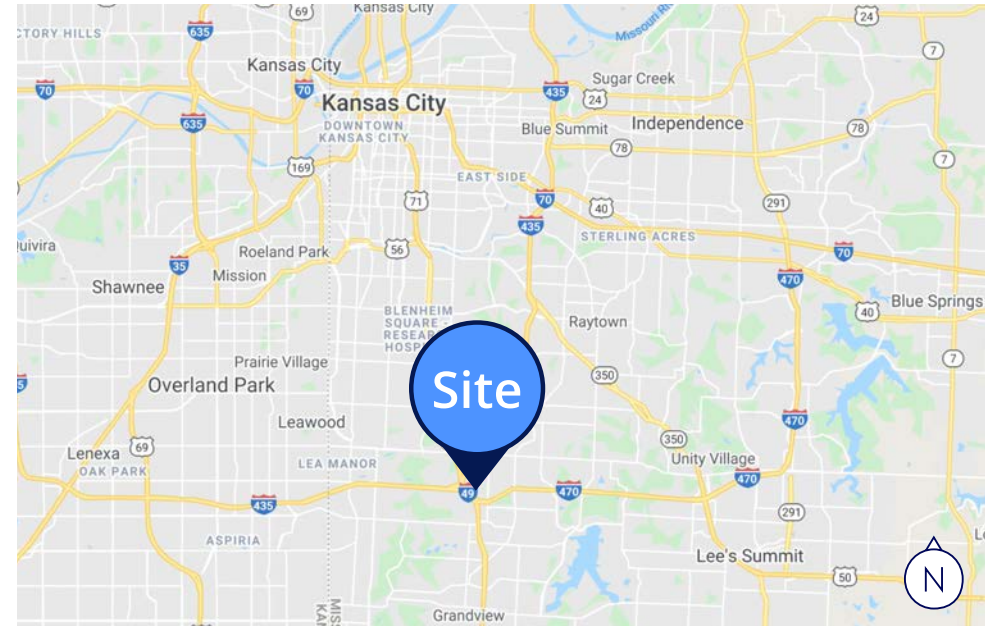
Building Size	43,723± SF
Clear Height	16'
Parking Ratio	3.24/1,000
Location	Excellent highway access via I-435 and I-49
Year Built	1986
Land Area	3.86 acres
Loading	3 docks; 1 drive in (additional loading positions blocked in)
Electrical	2,000 amp/3-phase
Zoning	UR
HVAC	100%

Investment Highlights

Available Space	100% leased 3-tenant building
Tenants	• Catalent: "CTLT" on NYSE. World's #1 drug development delivery, and supply partner • Omnicare Pharmacy of the Midwest, LLC : Affiliate of Omnicare which is a subsidiary of CVS Health • ARC Physical Therapy: Physical/occupational therapy with 20+ locations
Lease Term	3+ years weighted average lease term
Rent Increases	Attractive rent increases
Sale Price	\$5,900,000
Cap Rate	8.06%



**Hickman Business Center
10400 Hickman Mills Drive
Kansas City, Missouri**



John Stafford SIOR
Vice Chair
+1 816 556 1184
john.stafford@colliers.com

Matt Stover
Senior Vice President
+1 816 556 1116
matt.stover@colliers.com

Colliers Kansas City
4900 Main Street, Suite 400
Kansas City, MO 64112
+1 816 531 5303
colliers.com/kansascity

