



Industrial/Flex Investment Sale Offering

Hickman Business Center

10400 Hickman Mills Drive, Kansas City, Missouri

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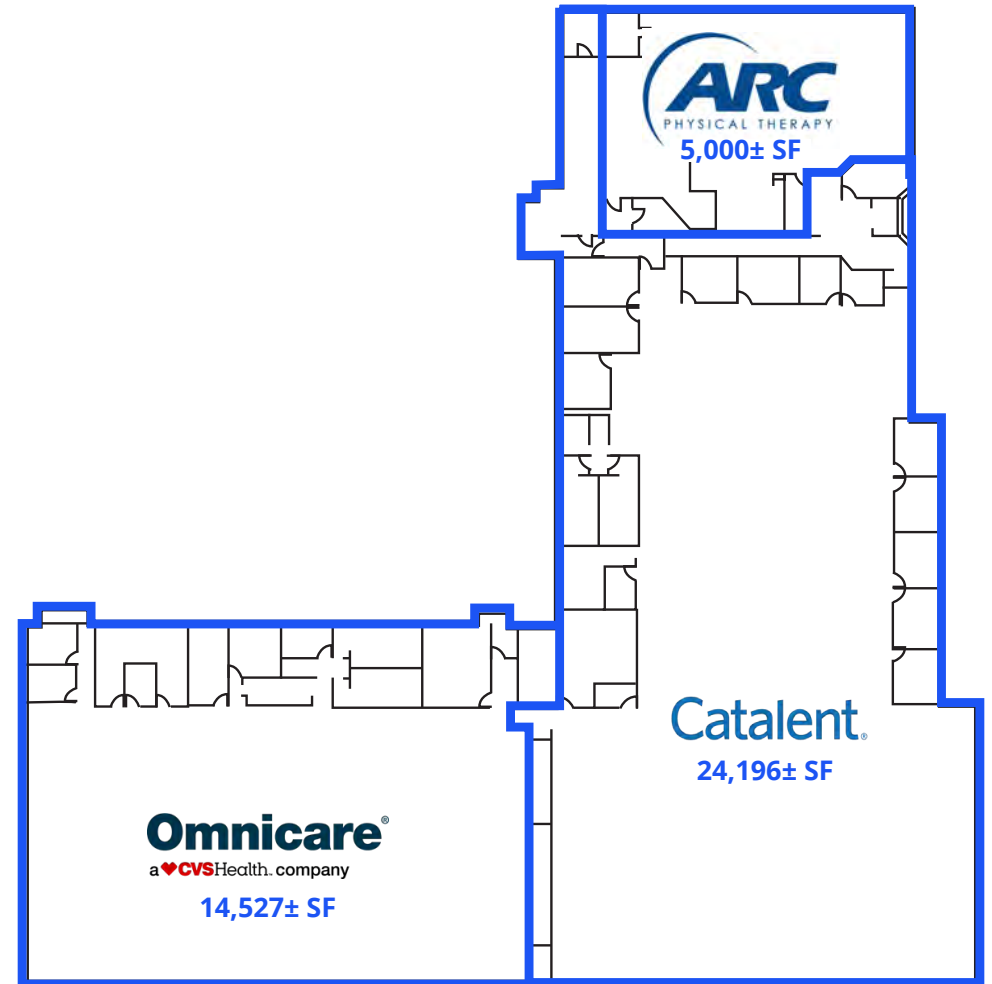
Property Overview

Property Highlights

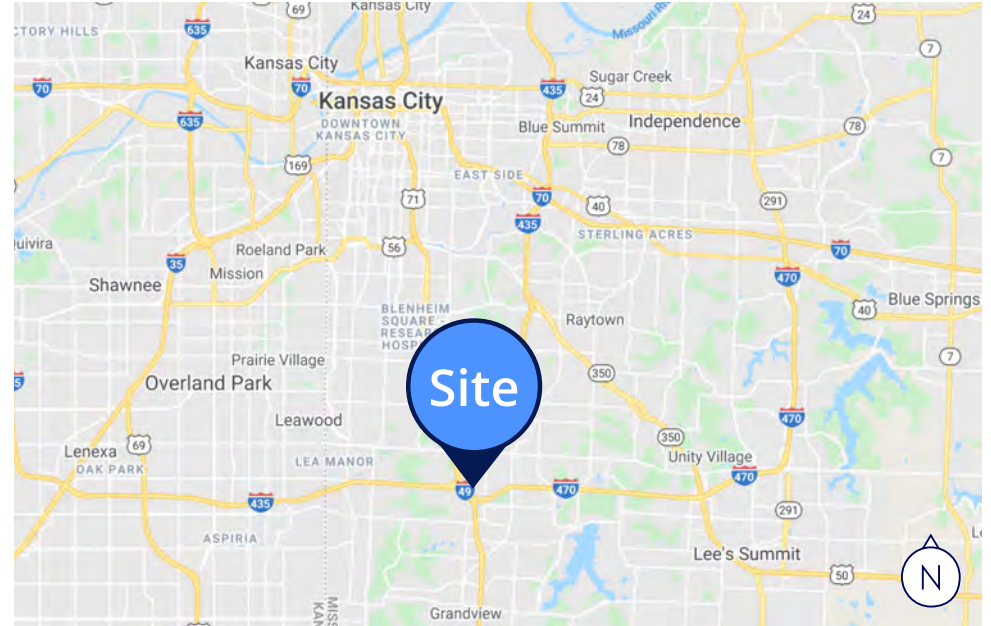
Building Size	43,723± SF
Clear Height	16'
Parking Ratio	3.24/1,000
Location	Excellent highway access via I-435 and I-49
Year Built	1986
Land Area	3.86 acres
Loading	3 docks; 1 drive in (additional loading positions blocked in)
Electrical	2,000 amp/3-phase
Zoning	UR
HVAC	100%

Investment Highlights

Available Space	100% leased 3-tenant building
Tenants	<ul style="list-style-type: none">• 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	\$6,150,000
Cap Rate	7.73%



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