

INDUSTRIAL INVESTMENT OPPORTUNITY

$1,650,000
±37,000 SF
Long-Term NNN Lease

406 W. 22nd Street

Higginsville, Missouri 64037

$120,000	7.27%	3%	$44.59
CURRENT ANNUAL BASE RENT	INITIAL YIELD ON BASE RENT	ANNUAL RENT GROWTH BEGINNING YEAR 3	ASKING PRICE PER SF

Investment Overview

406 W. 22nd Street is a fully occupied industrial/manufacturing investment property in Higginsville, Missouri. The approximately 37,000-square-foot premises are leased to an established manufacturing tenant under a long-term lease extending through January 31, 2036. Current contractual base rent is $10,000 per month ($120,000 annually), with 3% annual rent increases beginning after the initial two-year period.

ASKING PRICE	$1,650,000	**LEASE STRUCTURE**	Triple Net (NNN)
BUILDING AREA	±37,000 SF	**CURRENT BASE RENT**	$120,000 / year
SITE AREA	±3.05 acres*	**LEASE EXPIRATION**	January 31, 2036
PRICE / SF	$44.59	**RENT ESCALATION**	3% annually beginning Year 3
OCCUPANCY	100%	**TENANT**	Confidential - available to qualified buyers

Investment Highlights

- Long-term single-tenant industrial investment with lease term extending through January 2036.
- Current contractual base rent of $120,000 annually.
- 3% annual contractual rent growth beginning after the initial two-year lease period.
- NNN structure places defined operating expenses on the tenant, including taxes, utilities, maintenance, insurance and other operating costs described in the lease.
- Established manufacturing configuration with large production areas, material storage, office/reception space, overhead doors, industrial electrical distribution, dust-collection/ventilation and material-handling infrastructure.
- Acquisition basis of approximately $44.59 per square foot at the asking price.



*Site area of approximately 3.05 acres is based on public property-record data. Building area is based on the executed lease.

Industrial Facility

The property is configured for active manufacturing and material handling, with substantial open production areas and existing industrial infrastructure. The current layout includes manufacturing floor space, warehouse/material-storage areas, office and reception functions, loading/service access and multiple utility systems supporting production operations.



Open manufacturing floor



Production and material-handling infrastructure



Overhead-door / service access



Office / reception area

Observed Facility Features

Large open production areas • concrete floors • steel structural framing • multiple overhead doors • industrial electrical distribution • dust-collection and ventilation systems • overhead material-handling infrastructure • material storage • office/reception space • dedicated service/loading areas

Lease & Income Profile

The executed lease commenced January 1, 2026 and expires January 31, 2036. Base rent is $10,000 per month for the first two years, followed by 3% annual increases for the remainder of the lease term. The lease is expressly structured as Triple Net (NNN). Under the lease, the tenant is responsible for defined operating expenses including real estate and personal property taxes and assessments, HVAC, utilities, waste disposal, maintenance, lawn care, snow removal, repairs, insurance and other direct operating costs.

Lease Year	Monthly Base Rent	Annual Base Rent	Yield on $1.65M
Years 1-2	$10,000	$120,000	7.27%
Year 3	$10,300	$123,600	7.49%
Year 4	$10,609	$127,308	7.72%
Year 5	$10,927	$131,127	7.95%
Year 6	$11,255	$135,061	8.19%
Year 7	$11,593	$139,113	8.43%
Year 8	$11,941	$143,286	8.68%
Year 9	$12,299	$147,585	8.94%
Year 10	$12,668	$152,012	9.21%

The yield figures above are calculated from contractual base rent divided by the $1,650,000 asking price and are presented for illustration. They are not represented as audited NOI or guaranteed investment returns. Exact rent commencement, escalation timing and all lease obligations should be confirmed from the executed lease during due diligence.

Current contractual base rent
$120,000 / YEAR

Initial yield on base rent
7.27%

Contractual growth
3% / YEAR

Tenant & Operating Facility



The premises are leased to an established manufacturing tenant under a long-term NNN lease extending through January 31, 2036. Tenant identity and executed lease details may be made available to qualified prospective purchasers as part of due diligence.

The facility photographs demonstrate an active manufacturing environment with production machinery, lumber/material storage, dust-collection systems, overhead material handling, service/loading areas and office functions. The offering is for the real estate subject to the existing lease; business equipment, inventory and other tenant-owned property are not represented as included unless specifically agreed in writing.



Manufacturing / production



Service / loading area

Property & Location

The property is located at 406 W. 22nd Street in Higginsville, Lafayette County, Missouri. Public property records identify the parcel as approximately 3.05 acres and classify the land use as light manufacturing. The City of Higginsville zoning map identifies industrial zoning categories in the immediate 22nd Street area; buyers should independently verify the specific zoning designation and permitted uses with the City.

ADDRESS	406 W. 22nd Street, Higginsville, MO 64037
COUNTY	Lafayette County
PUBLIC-RECORD PARCEL ID	16-1.0-01-1-002-058.000
PUBLIC-RECORD SITE AREA	Approximately 3.05 acres
PUBLIC-RECORD LAND USE	Light Manufacturing
OFFERING TYPE	Fee-simple real estate subject to existing lease



Public records and third-party databases can contain discrepancies. The executed lease identifies approximately 37,000 SF of premises, while some public property databases report a smaller building area. The offering uses the lease area and recommends independent verification of building measurements, site area, zoning, utilities, taxes and all physical characteristics during due diligence.

Offering Summary

$1,650,000	±37,000 SF	7.27%
ASKING PRICE	LEASED PREMISES	INITIAL YIELD ON BASE RENT

Due Diligence Materials

Additional materials may be made available to qualified prospective purchasers, including the executed lease and other property information. Prospective purchasers should conduct their own independent investigation of the property, lease, tenant, financial performance, physical condition, zoning, utilities, environmental matters and all other factors material to an acquisition decision.

Important Lease Provision

The existing lease includes a tenant right of first refusal in connection with a proposed sale. Any transaction will be subject to the terms and procedures of the executed lease.



Disclaimer

This Offering Memorandum has been prepared for informational and marketing purposes only. Information has been obtained from the executed lease, property photographs, public property records and other sources believed to be reliable, but no representation or warranty is made as to its accuracy or completeness. All dimensions, acreage, financial calculations, property characteristics, zoning, permitted uses and other information are subject to independent verification. This memorandum is not an offer to sell or a solicitation where prohibited, and the owner reserves the right to modify or withdraw the offering at any time. No prospective purchaser should rely on this memorandum as a substitute for legal, tax, accounting, engineering, environmental or other professional advice.

OWNER-DIRECT OFFERING

406 W. 22nd Street | Higginsville, Missouri 64037