

INDUSTRIAL OFFERING MEMORANDUM

809 N LIBERTY

CHERRYVALE, KS



OFFERING MEMORANDUM

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746

PRESENTED BY:

PHILLIP GRAVES
Graves Group
C: (316) 644-2508
pgraves@kw.com

Each Office Independently Owned and Operated

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809 NORTH LIBERTY STREET



PHILLIP GRAVES

GRAVES GROUP

C: (316) 644-2508

pgraves@kw.com

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EXECUTIVE SUMMARY

809 NORTH LIBERTY STREET



OFFERING SUMMARY

PRICE:	\$1,850,000
BUILDING SF:	79,250
PRICE / SF:	\$23.34
NOI:	\$148,396
CAP RATE:	8
OCCUPANCY:	Fully Leased
LOT SIZE:	5.2 Acres
POWER:	3,000 amp, 3 Phase
DOCK HIGH DOORS:	7

PROPERTY OVERVIEW

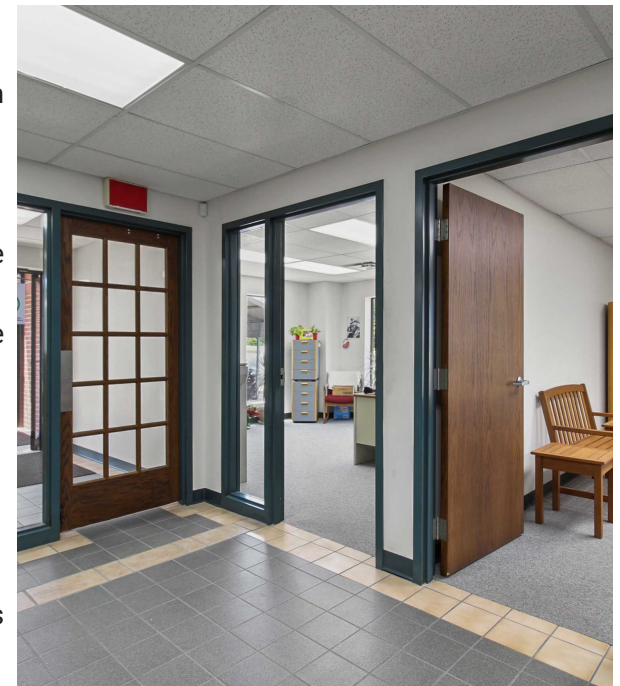
79,250 sq/ft warehouse that is fully leased with an NOI of \$148,396.

PRIMARY TENANTS:

- Cobalt Boats occupies 31,500 SF, Tenant since 2022.
- Forte Products occupies 39,150 SF, Tenant since 2010.
- Hooper occupies 1,800 SF and is MTM.

HIGHLIGHTS:

- Exterior paint was updated in 2022.
- Roof Coating was done in 2012.
- Located 11 miles from Independence, KS, 19 miles from Coffeyville, KS, 92 miles from Tulsa, OK.



PROPERTY PHOTOS

809 NORTH LIBERTY STREET



LEASE RENT ROLL

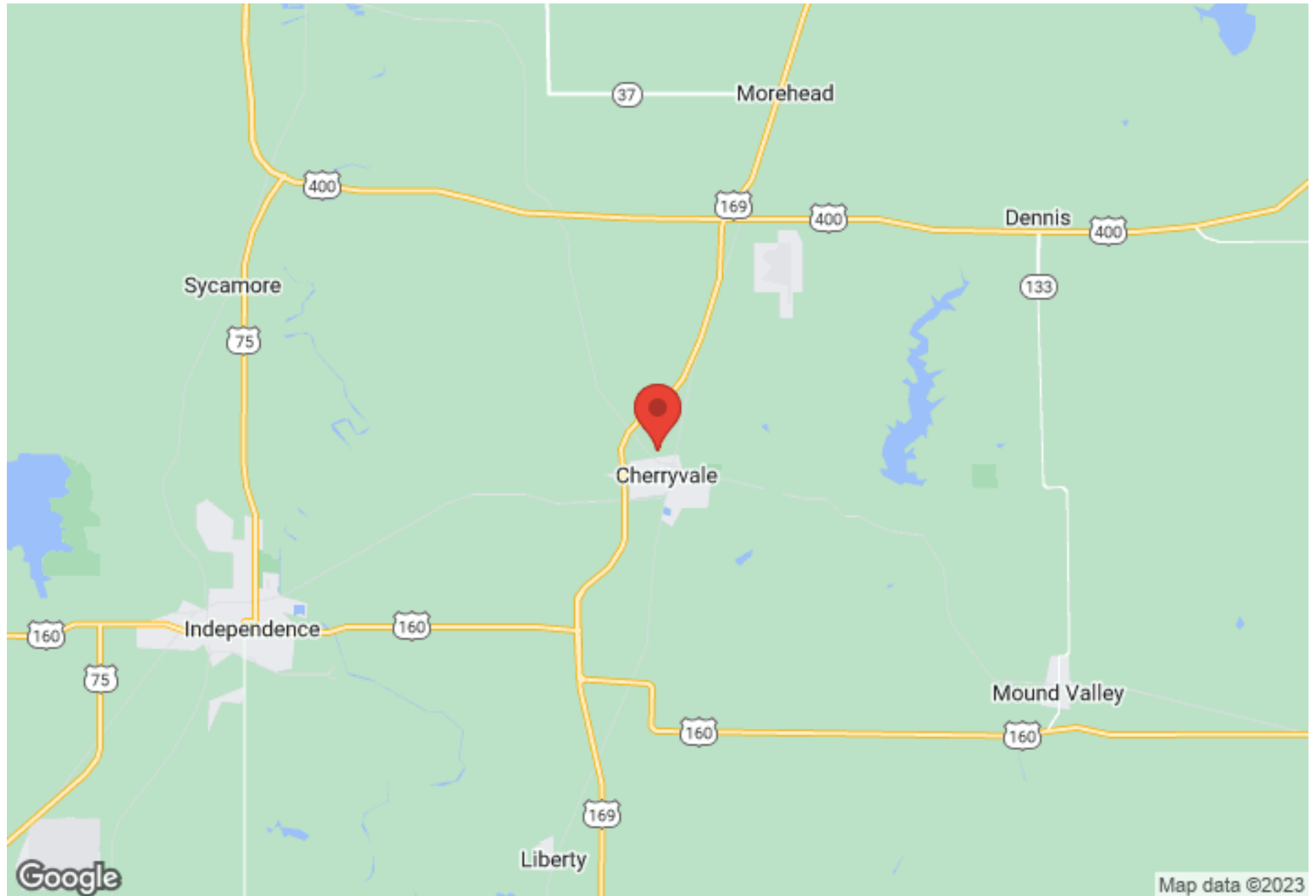
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Tenant	Suite	Size	Start	Expires	\$/RSF	Rent
Cobalt Boats		15,000	05/14/22	05/14/25	\$3.60	\$54,000
Cobalt Boats		16,500	06/30/22	06/30/24	\$3.24	\$53,460
Forte Products		39,450	09/30/10	09/30/24	\$1.60	\$63,000
Hooper		1,800		09/01/23	\$4.00	\$7,200

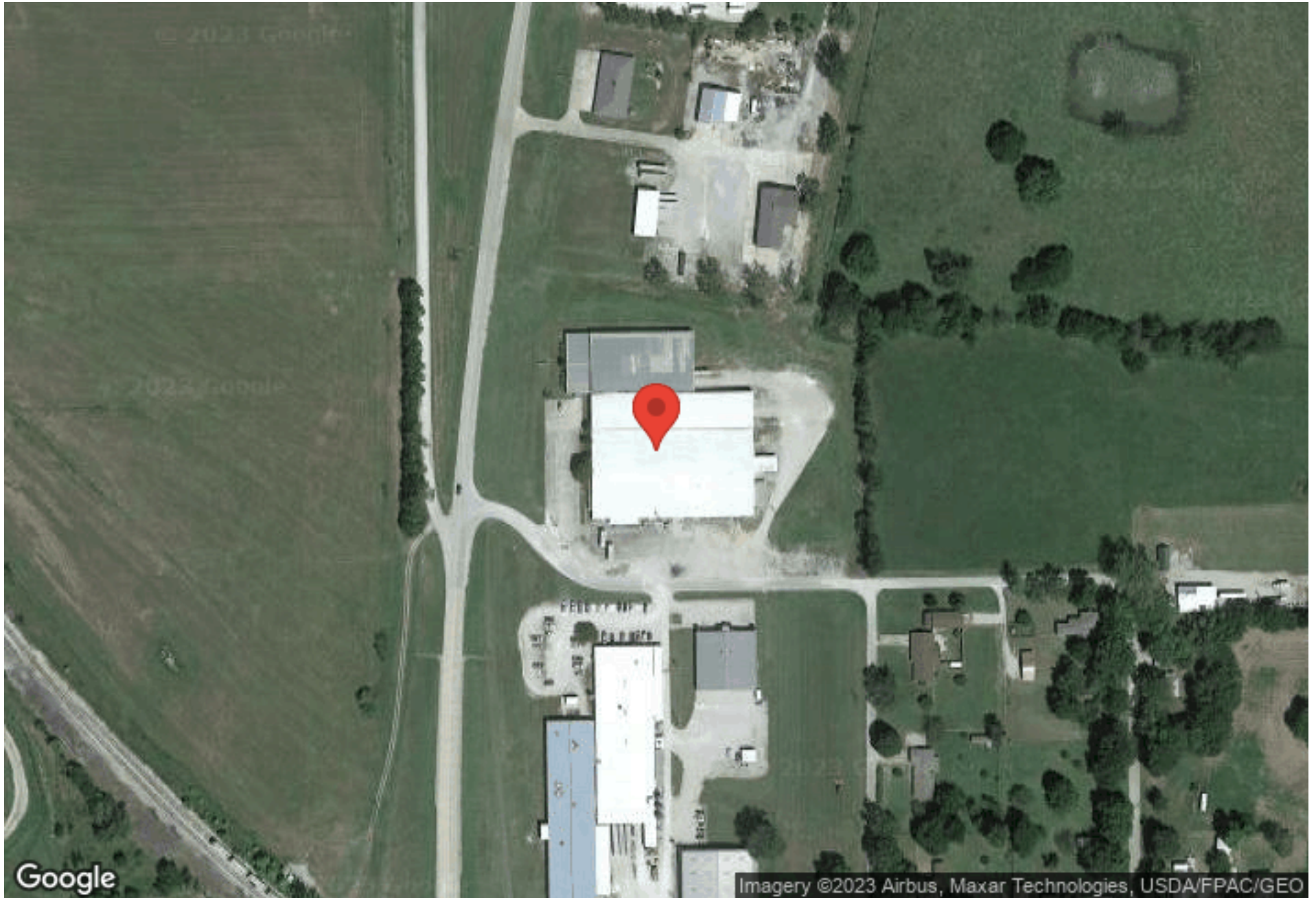
REGIONAL MAP

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AERIAL MAP

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Google

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