

# Home Depot

Warehouse & Distribution Center • Mexico, MO



**Purchase Price:** \$14,215,000



**Cap Rate:** 7.00%

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## Investment Summary

**Stan Johnson Company** is pleased to exclusively offer for sale the property located in Mexico, MO. The Property is 100% net leased to **Home Depot U.S.A., Inc.** The Property serves as a **critical warehouse and distribution facility** for Home Depot, positioned in the heart of Central Missouri. Located one block east of the company's 600k SF facility, the Property functions as a vital warehouse and distribution hub for Home Depot's central Missouri supply chain. The Tenant is surrounded by numerous top-tier companies which also have large industrial footprints in the area.



**Investment-Grade  
Tenant**



**Extensive  
Lease Renewal  
History**



**Mission-  
Critical  
Operations**



**Robust  
Industrial  
Surroundings**



**Excess Land  
Component**



**Opportunity  
Zone**

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