



# 3801 SELSA ROAD | INDEPENDENCE, MO

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## OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY:

**JACK GOLDSBOROUGH, CCIM**

Director

[jack.goldsborough@cushwake.com](mailto:jack.goldsborough@cushwake.com)

+1 816 412 0326

# INVESTMENT OVERVIEW

Cushman & Wakefield is pleased to offer for sale the leased fee interest in the lab and production facility located at 3801 Selsa Road (the “Property”). The 34,588 square foot flex-industrial facility located in Jackson County, MO, only 15 miles from downtown Kansas City, is 100% leased through April 2033. Situated on a 3.54 acre parcel, the Property is approximately half a mile north of Interstate 70, providing excellent access to Kansas City’s regionally connected transportation network.

This investment offering represents the rare opportunity to acquire a mission critical facility with a high credit tenant on a long term lease. The meticulously maintained flex facility serves as a regional lab and production hub, and is highly specialized for the Tenant’s operation. The Property features a mix of office area, lab space, and warehouse, and has seen substantial investment from the Tenant over the past decade. Since moving into the Property in 2010, the Tenant has expanded to take over the entire Property over a series of four expansions.



# EXECUTIVE SUMMARY

TENANT:	National Credit Company
LOCATION:	3801 Selsa Road Independence, MO
BUILDING SIZE:	34,588 interior square feet
LAND SIZE:	154,202 SF or 3.54 Acres
YEAR BUILT:	2006
CLEAR HEIGHT:	16'
LOADING:	7 Dock-High Doors, 5 Drive-In Doors
LEASE EXPIRATION:	April 30, 2033 with one (1) three-year extension option
RENT INCREASES:	3.00% Annually
NOI:	\$350,000
PRICE:	\$4,670,000
CAP RATE:	7.5%



# INVESTMENT HIGHLIGHTS

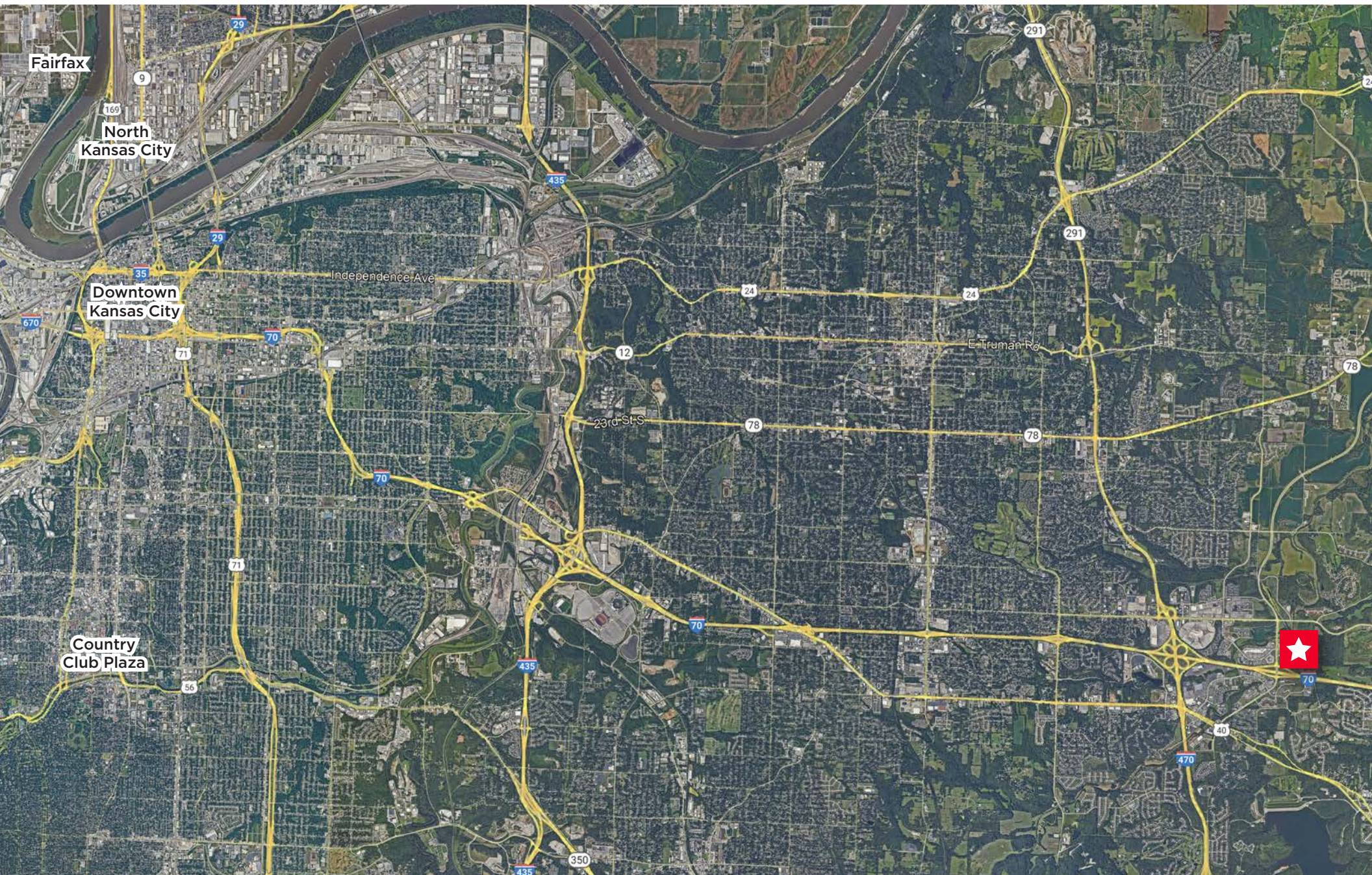
- Seven years of remaining lease term
- Mission critical facility
- High quality flex building in park-like setting
- Tenant has invested significant capital into the Property
- Located in Jackson County, MO, one of Kansas City's fastest growing flex submarkets
- Meticulously maintained building with brick and glass exteriors
- Excellent access to Interstate 70
- Population 5-mile radius - 127,671
- Average HH income 5-mile Radius - \$90,648



# SURROUNDING AREA



# LOCATION AERIAL



# KANSAS CITY OVERVIEW

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## Kansas City Metropolitan Area

Kansas City is a metropolitan statistical area with a population of 2.25 million according to the 2024 Census estimate. The city has traditionally maintained high levels of employment and is noted for educational attainment much higher than national averages. From January 2010 through June 2025, there was only one month when Kansas City had a higher unemployment rate than the national average and on one occasion the rates were equal. In 184 out of the 186 months in that time period, Kansas City had a lower unemployment rate than the US average, with an average difference of 84 basis points.

According to Moody's Analytics Industrial Diversity Index, Kansas City has the second-most diversified economy in the country. A review of the major employers in the area confirms that, with Ford Motor Company holding the title for largest non-healthcare private employer by employee count. Other major employers include Honeywell Manufacturing and Technologies, healthcare technology group Oracle Cerner, architectural and engineering firms Black & Veatch and Burns & McDonnell, both of

which are headquartered in Kansas City, and technology firm Garmin, which employs more 4,000 people in advanced research & development roles, high-tech assembly positions, and other jobs. Kansas City is also home to multiple well-respected firms in the financial services and insurance fields as well having a large federal government presence.

Part of Kansas City's diverse and resilient regional economy comes from having high levels of educational attainment. For population aged 25 years and older, Kansas City noticeably outperforms the national averages in every category. 66.2% of Kansas City residents 25 and over have received some college education against a national average of 61.7%, and 23.8% of residents 25 and older have a Bachelor's degree and another 14.0% have a graduate or professional, compared to national averages of 20.3% and 12.8%, respectively. Kansas City also features a thriving cultural scene, with major art museums, a world class performing arts center, and a strong creative community.



# KANSAS CITY OVERVIEW

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## Jackson County, Missouri

Jackson County, MO is home to the majority of Kansas City, MO proper along with the significant suburbs of Independence, Lee's Summit, Blue Springs, and others. The most recent census data put the number of Jackson County residents at 727,000, making it almost one-third of the metropolitan statistical area. Bordered on the north by the Missouri River and the west by the Kansas City state line, the county covers 616 square miles.

The primary hub of activity in Jackson County is the Kansas City, MO Central Business District, which is home to a variety of businesses, entertainment venues, and parks. I-70 runs east out of the CBD and through Independence before reaching Blue Springs and Grain Valley. Highway 71 heads south out of the CBD before turning into I-49 prior to reaching Grandview. The Missouri portion of the I-435 loop starts at the state line in southern Kansas City and where that loop curls north towards the Truman Sports Complex, I-470 starts, running to the southeastern edge of the county until it curls north at Lee's Summit and eventually connects with I-70 in Independence.

Near the interchange of I-435, Highway 71/I-49, and I-470 is the newly built Oracle Cerner Campus, while major industrial development has taken place inside the 435 loop and outside of it. The industrial projects outside of the loop tend to be centered around highway access, with work along I-49 as it heads south of the metro, in Lee's Summit near I-470, and in Independence, where the first phase of long-term, major project just north of I-70 has been completed. Jackson County has a large labor force and is also able to draw on workers in neighboring counties, particularly Cass County to the south and Lafayette County to the east.



# DISCLAIMER

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Cushman & Wakefield has been retained as the exclusive advisor to the Seller for the sale of 3801 Selsa Road (the “Property”), approximately 34,588 square feet on 3.47 acres, located in Independence, MO.

This Offering Memorandum has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield,

Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, and omitted from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to

Owner’s obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) to not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.

*The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*



## CUSHMAN & WAKEFIELD

### Contact:

Jack Goldsborough, CCIM  
Director  
[jack.goldsborough@cushwake.com](mailto:jack.goldsborough@cushwake.com)  
+1 816 412 0326 Direct  
+1 913 972 8933 Cell