



3340 Hogarth St
Eau Claire, WI 54703

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

FleetPride

3340 Hogarth St, Eau Claire, WI 54703



| Investment Highlights

Premier National Tenant

- FleetPride is the nation's **largest independent distributor** of aftermarket heavy-duty truck and trailer parts and services. In October 2025, **FleetPride completed an industry-defining merger with TruckPro**, expanding its footprint to over 450 locations and significantly enhancing its nationwide capabilities.

Strategic Midwest Location

- Located in a business park that hosts several other industry-leading brands, the property sits **less than a mile from Chippewa Valley Regional Airport (EAU)** and offers immediate access to US-53, connecting the site to downtown Eau Claire and the rest of the **Chippewa Valley MSA (±175,000 residents)**. Strategically positioned **±80 miles from Minneapolis—St. Paul**, Eau Claire serves as a gateway between Minnesota's largest market and the broader Midwest.

Highly Functional Facility

- The **±20,000 SF** building features eight grade-level doors, multiple access points, and sits on an expansive **±2.76-acre lot** (±16.64% coverage), making it an ideal long-term location for FleetPride's operations.



Property Photos





53 ±25,544

Eau
Trucking Company

LVC COMPANIES
PROTECTION INTEGRATION
Technology Simplified™

CINTAS®
READY FOR THE WORKDAY™

BARTINGALE
MECHANICAL
POWERED BY API GROUP

PEPSI
PEPSICO BEVERAGES
NORTH AMERICA

 **CLOEREN**

Ryder®
Ever better.™

 **Subject Property**

FedEx®

 **Chippewa Valley Regional Airport**
±1 Mile Away

Financial Overview

FleetPride

3340 Hogarth St, Eau Claire, WI 54703



Financial Overview



Price
\$1,491,429



Cap Rate
7.00%



Term Remaining
±5.6 Years

PRICING SUMMARY

Price	\$1,491,429
Cap Rate	7.00%
Price/SF	\$74.57
Price/SF Land	\$12.41

PROPERTY SUMMARY

Address	3340 Hogarth St, Eau Claire, WI 54703
Tenant	FleetPride
Parent Companies	American Securities LLC and Platinum Equity
Building Square Feet (±)	20,000 SF
Acres (±)	2.76 AC
Lot Square Feet (±)	120,226 SF
Building/Lot Coverage	16.64%
Year Built	1992
Grade-Level Doors	8
Construction	Masonry

LEASE SUMMARY

Lease Expiration	7/31/2031
Options	One, 5-Year Option
Increases	5.75% on 8/1/2026 4.35% at Option
Term Remaining	±5.6 Years
Lease Type	Industrial NNN
Landlord Responsibilities	Roof, Foundation, Walls, Overhead Doors
Tenant Responsibilities	Taxes, Insurance, Utilities

FINANCING

FOR FINANCING OPTIONS REACH OUT TO:

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Annualized Operating Data

YEAR	ANNUAL RENT	MONTHLY RENT	RENT / SF	RENT INCREASES
8/1/25 - 7/31/26	\$104,400	\$8,700	\$5.22	-
8/1/26 - 7/31/27	\$110,400	\$9,200	\$5.52	5.75%
8/1/27 - 7/31/28	\$110,400	\$9,200	\$5.52	-
8/1/28 - 7/31/29	\$110,400	\$9,200	\$5.52	-
8/1/29 - 7/31/30	\$110,400	\$9,200	\$5.52	-
8/1/30 - 7/31/31	\$110,400	\$9,200	\$5.52	-
Option 1 - 5 Years				
8/1/31 - 7/31/36	\$115,200	\$9,600	\$5.76	4.35% at Option



Tenant Overview

Year Founded
1999

Headquarters
Irving, TX

Ownership Status
Private

Employees
5,500+

Locations
450+

Annual Revenue
\$1.4B



Tenant Overview

FleetPride is the nation's largest independent distributor of heavy-duty truck and trailer replacement parts and services. Founded in 1999 and headquartered in Irving, Texas, the company has grown to operate over 450 branches, including 110+ service centers and 6 distribution centers offering more than 1,000,000 SKUs across 490 brands and 320 product categories. FleetPride serves a diverse customer base across multiple industries, including freight and shipping, leasing services, agriculture, food and beverage, construction, and waste management.

Why Invest in FleetPride?

- **Strong scale and market position:** FleetPride claims to be the “nation’s largest independent distributor and service provider in the heavy-duty aftermarket parts industry” after its merger with TruckPro. This scale can provide advantages in supplier negotiation, geographic coverage, and service breadth.
- **Growth opportunity via consolidation and M&A:** The company is actively acquiring firms to expand its footprint and capabilities (e.g., the TruckPro merger). Such a strategy suggests potential upside if the integrations are executed well and synergies realized.
- **Heavy-duty aftermarket parts is a recurring/defensive need:** Trucks and heavy vehicles require parts and maintenance regardless of some economic cycles. FleetPride’s business of replacement parts and services offers monetization of this ongoing demand.
- **Potential to improve operational efficiency:** With its larger infrastructure (distribution centers + service centers) post-merger, FleetPride may have opportunities to optimize logistics, inventory, and service delivery which could enhance margins over time.
- **Geographic and service diversification:** The merger gives FleetPride an expanded footprint (U.S. and Canada) plus a mix of parts distribution and service centers. That diversity can help mitigate risks tied to single regions or lines of business.

Market Overview

FleetPride

3340 Hogarth St, Eau Claire, WI 54703



Eau Claire, WI

Market Demographics



69,274

Total Population

\$65,369

Median HH Income

29,869

of Households

56.6%

Homeownership Rate

38,939

Employed Population

33.9%

% Bachelor's Degree

33

Median Age

\$228,000

Median Property Value

Local Market Overview

Eau Claire serves as a regional employment and logistics hub in west-central Wisconsin. The city's population is steadily growing and the labor pool is well-educated, making it a solid backdrop for industrial operations. Major roadways and access to the Twin Cities and other upper-Midwest markets enhance its appeal for distribution, manufacturing, and light industrial functions.

With median household incomes increasing year-over-year and property values appreciating, the business climate is supportive of both owner-occupier and investment uses. For an industrial property at 3340 Hogarth St, the location benefits from this favorable backdrop, combining price competitiveness and strategic access compared to larger metro markets.

While the national industrial market faces rising construction costs and labor constraints, Eau Claire's smaller-market fundamentals give it a competitive edge with tighter vacancy, good workforce depth, and regional logistics connectivity.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	2,344	17,327	55,593
2025 Population	2,454	17,710	58,031
2030 Population Projection	2,535	18,305	60,268
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	908	6,920	23,690
2025 Households	948	7,034	24,663
2030 Household Projections	980	7,268	25,618
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$81,742	\$91,060	\$77,767

Economic Drivers

Eau Claire's diversified manufacturing and distribution economy anchors its industrial property demand.

Strategic mid-western location with freeway access and regional logistics infrastructure.

Located at the convergence of major state highways and near Interstate-94, the city is positioned as a regional distribution and manufacturing node. Key employers include Menards (corporate/distribution operations), Mayo Clinic Health System and Nestlé among others.

Economic Drivers

Eau Claire's economy is driven by a diverse mix of healthcare, education, manufacturing, and retail. Major institutions like Mayo Clinic Health System and the University of Wisconsin—Eau Claire provide stable employment and attract regional investment. Manufacturing and food production contribute significantly to the local tax base, while a growing tech and creative sector supports small-business development. Tourism, fueled by outdoor recreation and cultural events, also plays a key role in sustaining local growth.

Primary Industries

- Manufacturing (food processing, value-add, general manufacturing)
- Retail/distribution (regional hub for big-box/durable goods)
- Health care & education (anchors employment and stability)

Top Employers

- Menards — 11,550 employees
- Mayo Clinic Health System — 5,500 employees
- Eau Claire Area School District — 1,400 employees
- University of Wisconsin-Eau Claire — 1,275 employees
- Marshfield Clinic — 1,026 employees

Recent Developments

- Multi-park industrial/business park development (Gateway, SkyPark, Chippewa Valley)
- Freight rail access and regional logistics connectivity
- Ongoing expansion of advanced manufacturing and technology-support industries in Eau Claire region

The Eau Claire economy demonstrates strong diversification with manufacturing, health, education and technology sectors all anchored locally. This mix insulates the industrial real estate market from over-reliance on any single user sector and supports stable occupancy demand.

\$17.49B+

Regional Gross Domestic Product

±80 Miles

Distance to Minneapolis-St. Paul



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3340 Hogarth St, Eau Claire, WI 54703** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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