



# *Downtown Minneapolis*

# 1300

**New Brighton Blvd  
Minneapolis, MN 55413**

*5.32 AC Truck & Trailer Lots  
High Barrier to Entry  
Frontage to I-35W*

 **Graystone**  
Capital Advisors

# 1300 New Brighton Blvd / Minneapolis, Minnesota

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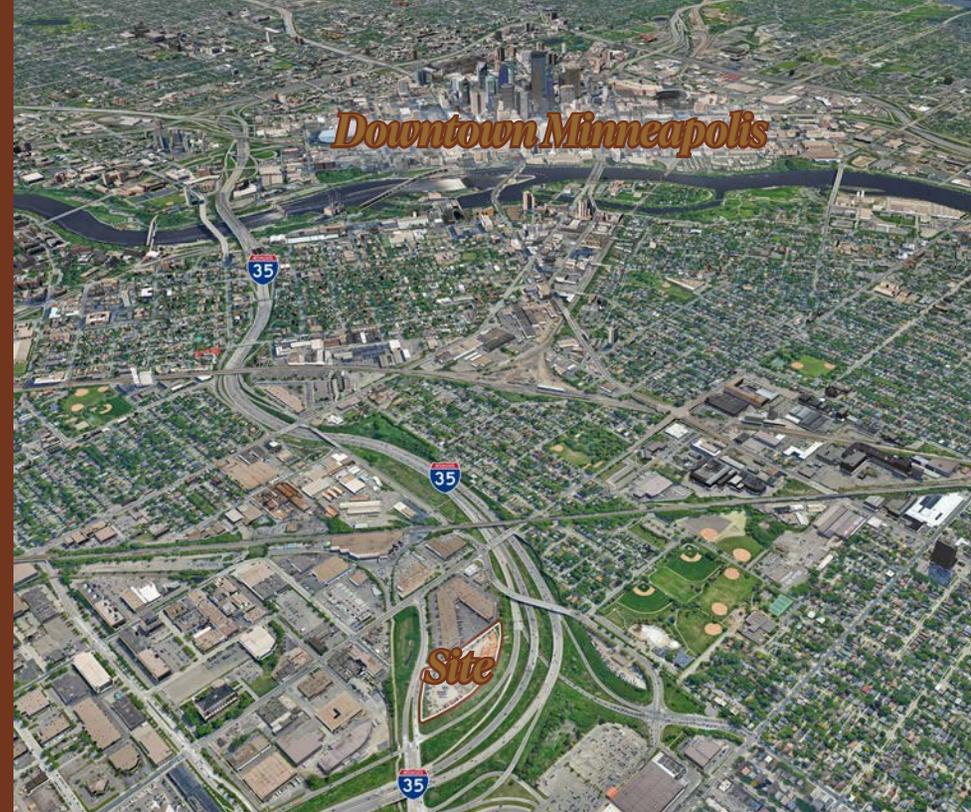
# Investment Overview

Graystone Capital Advisors is pleased to present the opportunity to acquire a rare, infill industrial parking and transportation investment in Northeast Minneapolis.

Situated on 5.32 acres in the heart of the Minneapolis Northeast/Quarry submarket, the property is 100% leased to three national and regional trucking and container operators. In addition to the secured yard areas, the site includes an approximately 1,650 SF office building, leased by two of the tenants, and features a mixture of paved and Class 5 surfaces. The property operates with minimal owner responsibilities, as expenses are passed through to the tenants.

The site offers a grandfathered truck and trailer parking use, a highly valuable feature given current city restrictions that have pushed most available parking options more than 20 miles outside Minneapolis. Tenant areas are fully separated by fencing, the access road is county-maintained with no winter restrictions, and the property is equipped with electrical power for lighting and truck/trailer plug-ins at tenant expense. Exceptional visibility and access from Interstate 35W, coupled with a location less than two miles from downtown, position the asset as one of the most strategically located transportation yards in the urban core. The property is zoned PR2 – Production and Processing District, supporting a wide range of industrial and transportation uses.

With strong in-place income and immediate upside from increasing rents, investors also have long-term optionality, including the potential to acquire adjacent MnDOT land for expansion. This offering provides a supply-constrained, high-demand industrial land opportunity in one of Minneapolis' most sought-after logistics corridors.



## *5.32 AC truck & trailer terminal in the heart of the Minneapolis market*

### *Offering Summary*

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Address:	1300 New Brighton Blvd
City, State & Zip:	Minneapolis, MN 55413
Parcel:	1302924130001
Lot Size:	5.32 AC
Current Use:	Truck & Trailer Parking
Zoning:	PR-2 Production & Processing District

# *Investment Highlights*

## *Prime Location*

- » Located on 5.32 acres in the heart of Northeast Minneapolis/Quarry with exceptional visibility from I-35W (110,000+ VPD). Less than two miles from downtown and positioned on the edge of the Mid City Industrial neighborhood, offering unmatched infill accessibility rarely available in this corridor.

## *Strong Tenancy & Stable Income*

- » The property is 100% leased to three national and regional trucking and container companies. Two tenants also lease the on-site 1,650 SF office building. Property expenses are passed through to tenants, providing minimal owner responsibilities and stable cash flow.

## *Rare Truck & Trailer Parking Use*

- » A grandfathered truck and trailer parking use makes this asset highly competitive, especially as city restrictions have pushed most available parking 20+ miles outside Minneapolis. The property offers a mix of paved and Class 5 surfaces, fenced tenant areas, and power for lighting and plug-ins (tenant-paid).

## *Operational Advantages*

- » The site benefits from direct access to a county-maintained road with no winter restrictions, ensuring year-round functionality. Tenant areas are fully separated for operational efficiency and secure use.

## *Investment Upside*

- » Immediate upside exists through rising market rents and the potential to acquire adjacent MnDOT land for additional expansion or functionality. This infill industrial site represents a supply-constrained opportunity with long-term appreciation potential.

# Financial Summary

## Rent Roll

Suite	Tenant	Lease Start	Lease Exp	Structure	Increases	Options	Monthly Rent	Annual Rent	WALT
A	Schneider	10/1/22	9/30/27	NNN	2.5%-5%	-	\$17,144	\$205,729	1.81
B	Container Port Group Inc.	8/1/23	7/31/28	NNN	MSP CPI	-	\$17,739	\$212,864	2.65
D	DNJ Intermodal Services LLC	5/1/24	4/30/29	NNN	3%-5%	-	\$13,725	\$164,710	3.40
A	Office (Tenant A)						\$1,400	\$16,800	
B	Office (Tenant B)						\$1,200	\$14,400	
<b>Total Gross Potential Rent</b>							<b>\$51,208</b>	<b>\$614,503</b>	

## Financial Summary

	Current
Gross Potential Rent	\$614,503
Expense Reimbursements	\$60,814
<b>Net Operating Income</b>	<b>\$675,317</b>

### Notes:

1. The landlord has the right to terminate the leases for Schneider and DNJ by providing 6 months' notice.
2. The tenants have the right to terminate the leases should the property be rezoned to eliminate their ability to use the site.



## Overview

Tenant Name:	Schneider
GLA:	87,120 SF
Office SF:	444 SF
Pro Rata Share:	37.13%
Lease Commencement:	10/01/2022
Lease Expiration:	09/30/2027
Lease Type:	NNN
Rent Increases:	2.5% - 5%
Options:	None
Annual Rent (Lot):	\$205,729
Annual Rent (Office):	\$16,800
WALT (Lot):	1.81

Schneider National, Inc. (commonly "Schneider") is a U.S. trucking and logistics company founded in 1935 that has grown from a one-truck operation into a multimodal freight and supply-chain powerhouse. Today Schneider operates thousands of trucks and trailers, offering services ranging from truckload and refrigerated shipping to intermodal, brokerage, and logistics solutions — combining decades of industry experience with a focus on safety, innovation, and sustainable transportation.





# Container Port Group

## Overview

Tenant Name:	Container Port Group Inc.
GLA:	86,940 SF
Office SF:	1,200 SF
Pro Rata Share:	37.38%
Lease Commencement:	08/01/2023
Lease Expiration:	07/31/2028
Lease Type:	NNN
Rent Increases:	Annual MSP CPI
Options:	None
Annual Rent (Lot):	\$212,864
Annual Rent (Office):	\$14,400
WALT (Lot):	2.65

ContainerPort Group (often just “ContainerPort” or “CPG”) is a U.S.-based intermodal transportation and logistics company — founded in 1971 and headquartered in Cleveland, Ohio. The company offers end-to-end freight services including container drayage, domestic trucking, intermodal rail/port transport, warehousing and distribution, and logistics/brokerage — giving shippers a one-stop solution for moving goods across ports, rails, and highways nationwide.

# ContainerPort GROUP



# *DNJ Intermodal Services*

## *Overview*

Tenant Name:	DNJ Intermodal Services
GLA:	60,113 SF
Office SF:	-
Pro Rata Share:	25.49%
Lease Commencement:	05/01/2024
Lease Expiration:	04/30/2029
Lease Type:	NNN
Rent Increases:	3% - 5%
Options:	None
Annual Rent (Lot):	\$164,710
Annual Rent (Office):	N/A
WALT (Lot):	3.40

DNJ Intermodal Services (now part of IMC Companies) began in 1979 when Joe Tovo, Sr. founded it as a regional intermodal drayage firm serving the Midwest. In 2010 DNJ merged into IMC to expand coverage into the Great Lakes region (with offices in Chicago, Indianapolis, etc.), and today under IMC's banner the company continues providing intermodal trucking, rail drayage, container storage, and inland logistics — leveraging DNJ's longtime expertise and IMC's national network.



# Zoning

The subject property is zoned PR2 – Production & Processing, one of the City's core industrial districts designed to protect and preserve production-oriented land uses.

A key factor for this property:

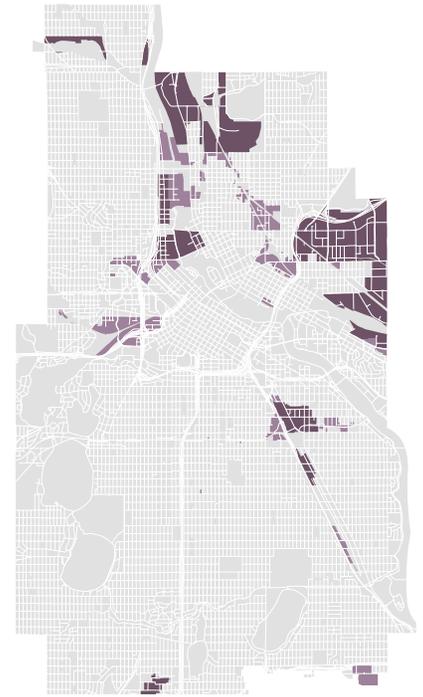
Current use is no longer allowed for new approvals

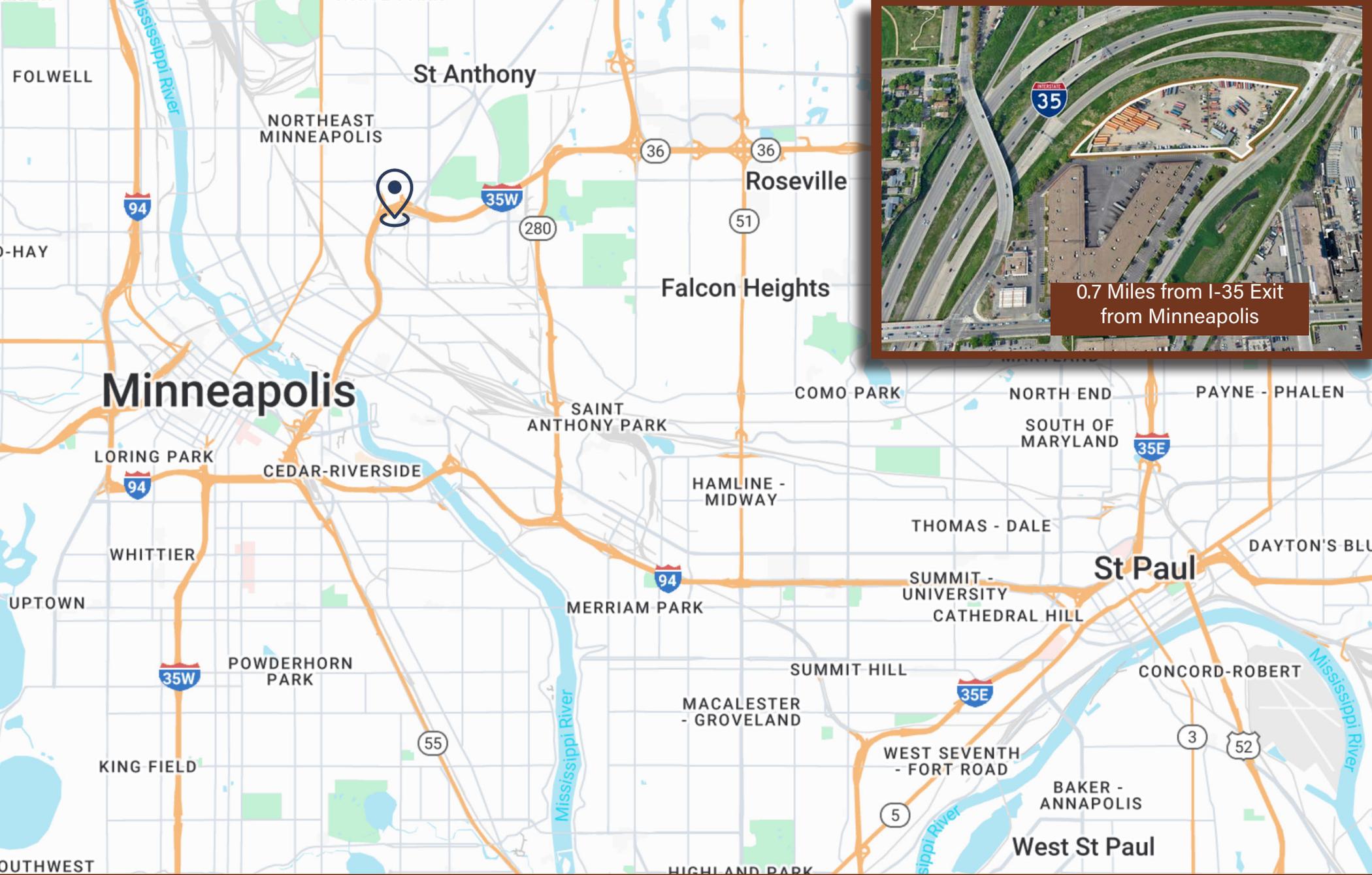
Because the City's updated zoning code (effective July 1, 2023) eliminated certain industrial/parking/storage uses in PR2, the subject property's existing operation is now considered legal nonconforming ("grandfathered"). This confers significant value—its historically allowed use may continue, even though new properties or new users cannot establish the same use today.

Truck/trailer parking, outdoor storage, and similar transportation-oriented activities have been pushed out of Minneapolis and now typically exist 20+ miles outside the city. The ability to legally continue this use inside Minneapolis makes the site uniquely competitive and positions it for premium leasing potential.

## Permitted Uses

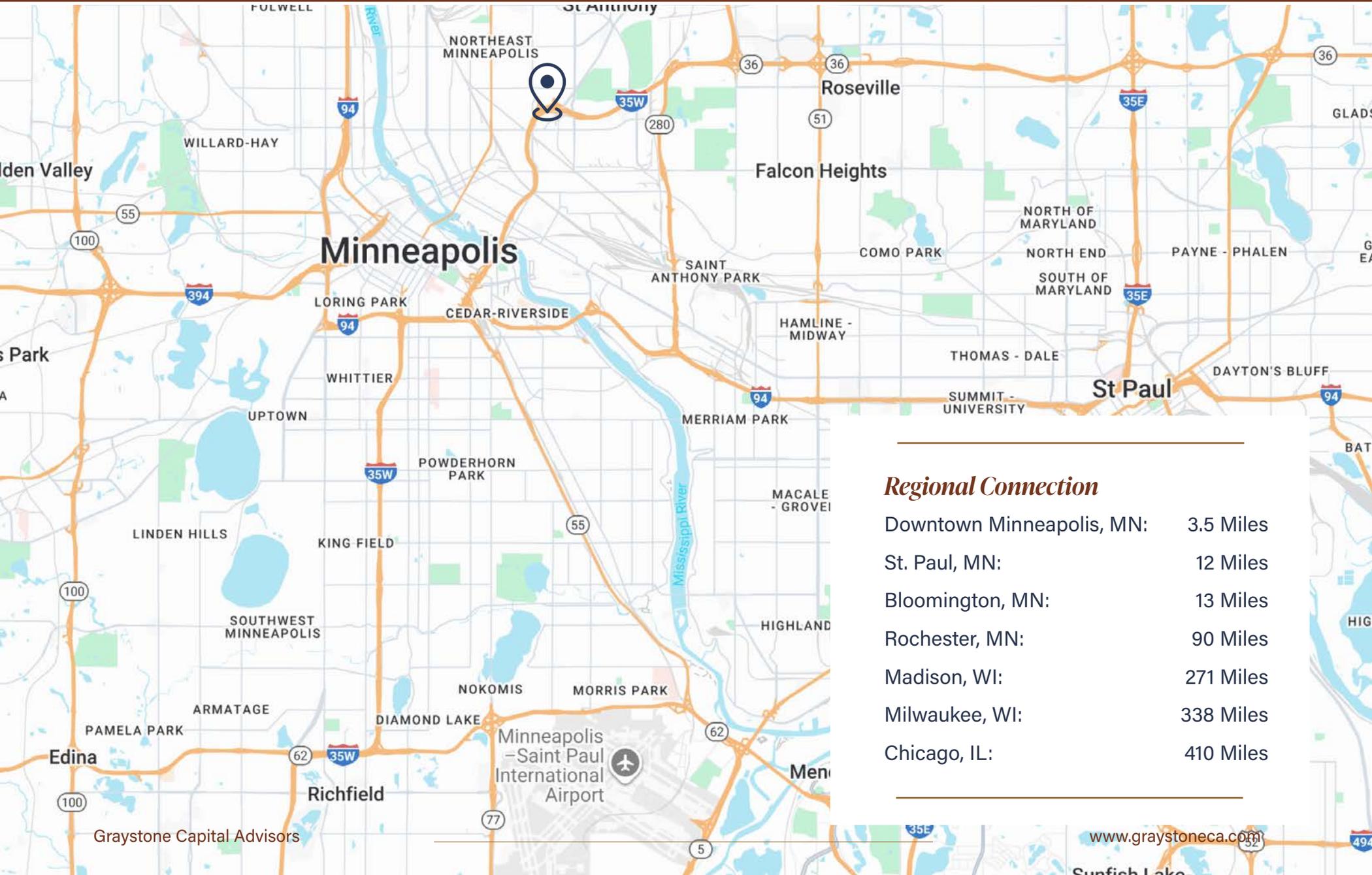
- » Production & Processing
- » Warehousing
- » Distribution
- » R&D Labs
- » Storage
- » Waste Processing





*Exceptional visibility and direct access from I-35W—a few miles from downtown—provide unbeatable connectivity for fast, efficient regional and last-mile distribution.*

*Robust regional connections via a full-spectrum transportation infrastructure – from a network of three major interstates and four Class-I freight rail lines to multiple commercial airports, ports on the Mississippi and Great Lakes.*



***Regional Connection***

Downtown Minneapolis, MN:	3.5 Miles
St. Paul, MN:	12 Miles
Bloomington, MN:	13 Miles
Rochester, MN:	90 Miles
Madison, WI:	271 Miles
Milwaukee, WI:	338 Miles
Chicago, IL:	410 Miles



**International Falls**

**Port of Silver Bay**

**Port of Two Harbors**

**Duluth**

**Port of Duluth**

**Minneapolis, St. Paul**

**Port of St. Paul**

**Port of Savage**

**Port of Red Wing**

**Port of Winona**

Data Source: Minneapolis Dept of Employment & Economic Development

Graystone Capital Advisors

**Minnesota World-Class Infrastructure**

**195**

domestic & international nonstop destinations from Minneapolis-St. Paul International Airport (MSP)

**3**

interstate highways I-90, I-94 & I-35

**9**

commercial airports

**7**

commercial ports on Lake Superior & Mississippi River

**4**

class I freight lines with over 3,500 class I rail miles

**3**

foreign trade zones

# Minneapolis Industrial Market

## Market Summary

- » Vacancy Rate: 4.1% — one of the tightest industrial markets in the U.S.
- » Absorption: Strong 12-month net absorption of 2.5M SF, outpacing new deliveries.
- » Logistics Demand: Large move-ins from national users continue to anchor market strength.

## Rents

- » Rent Growth: +4.2% YoY — well above the national pace.
- » Market Rent: \$9.41/SF overall; logistics at \$8.86/SF, flex leading at \$11.70/SF.
- » Modern Product Premium: Newer 32'–40' clear facilities command significant rent premiums over older stock.

## Supply & Development

- » Under Construction: 6.6M SF underway, 82% pre-leased.
- » Pipeline Quality: Dominated by build-to-suit and tenant-driven projects including major Amazon and Meta facilities.
- » Submarket Trends: South Central leads with heavily pre-leased projects; Northwest carries most speculative exposure.

## Economic Drivers

- » Corporate Strength: Home to Target, 3M, Medtronic, General Mills, U.S. Bank, Cargill, and other Fortune 500 anchors.
- » Labor Force: Deep, highly educated workforce supporting manufacturing, med-tech, and distribution.
- » Connectivity: Strategically located with strong interstate access and a major Delta hub airport supporting regional logistics.

Data Source: CoStar Minneapolis Market Report

