



# Offering Memorandum



## Sundial Warehouse Investment

401 SUNDIAL DRIVE, WAITE PARK, MN 56377

### PRESENTED BY:

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## PROPERTY SUMMARY

### SUNDIAL WAREHOUSE INVESTMENT

401 SUNDIAL DRIVE  
WAITE PARK, MN 56377

#### OFFERING SUMMARY

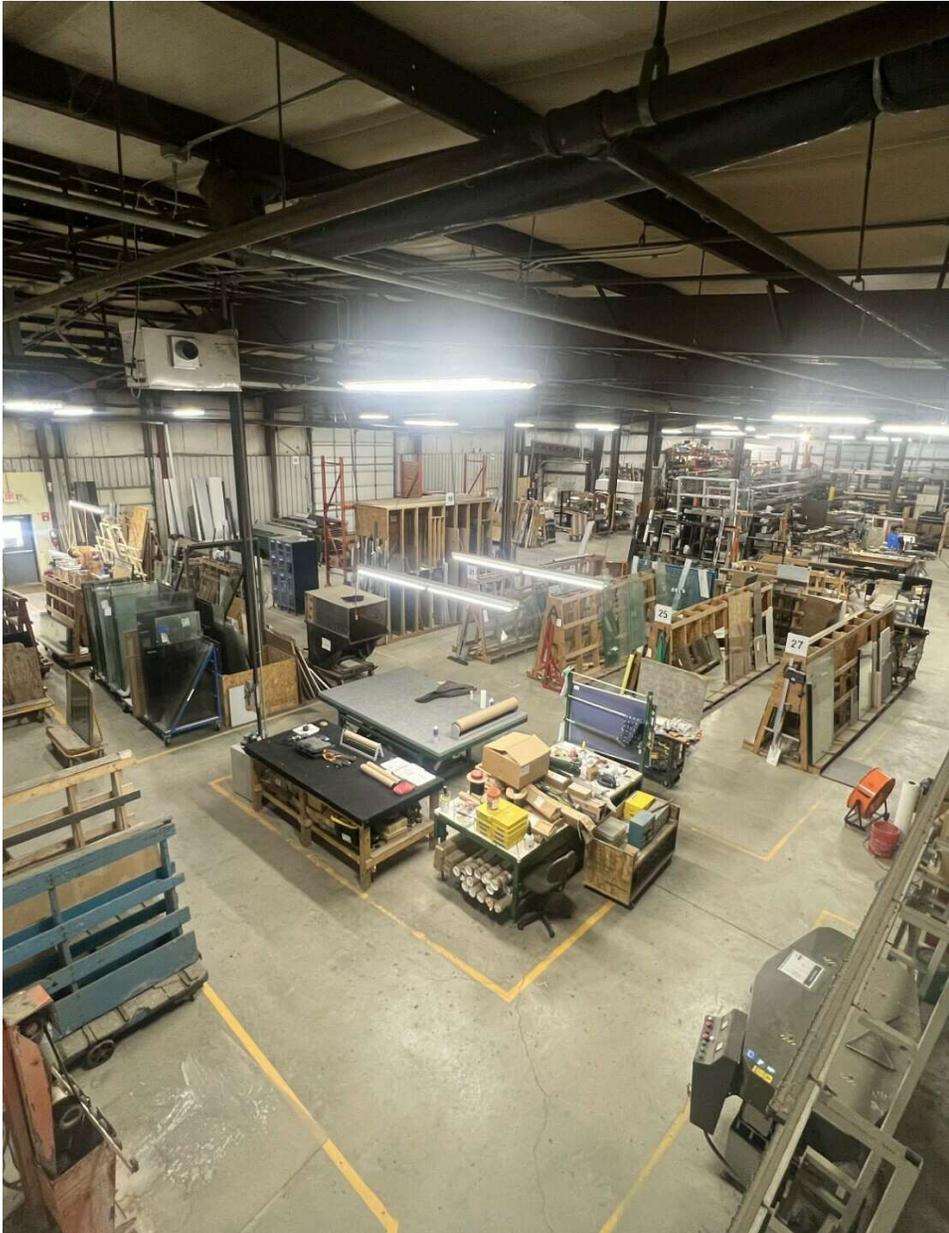
<b>SALE PRICE:</b>	\$1,125,000
<b>BUILDING SIZE:</b>	21,809 SF
<b>LOT SIZE:</b>	1.44 Acres
<b>PRICE / SF:</b>	\$51.58



## PROPERTY SUMMARY

401 Sundial Drive is an investment opportunity conveniently located in the Waite Park business district with excellent access to major regional transportation routes. The property is approximately 1.5 miles north of Interstate 94, providing direct connectivity to the Minneapolis–Saint Paul metropolitan area, and roughly 1 mile west of Minnesota State Highway 15, a primary north-south corridor serving the St. Cloud regional market. The site is also located less than ½ mile south of Minnesota State Highway 23, a major commercial corridor through Waite Park.

# PROPERTY HIGHLIGHTS



## BUILDING INFORMATION

- Property Features 18' Clear Height Warehouse
- Steel Frame Construction with steel roof trusses
- Insulated Metal Panel Exterior
- Solar Panels Installed in 2019
- Fully Sprinklered Building
- Heated Warehouse with radiant heat
- Two Furnaces Serving Office Area
- 3-Phase Electrical Service
- One (1) Dock Door
- Two (2) Drive-In Doors (14' x 16')
- Former Dock Position (filled in; potential to restore)
- Secured & Gated Rear Yard Area
- Paved Parking & Drive Areas along front and side of building
- Office Improvements include private offices, open work area, showroom, conference room, mezzanine storage, breakroom, multiple restrooms

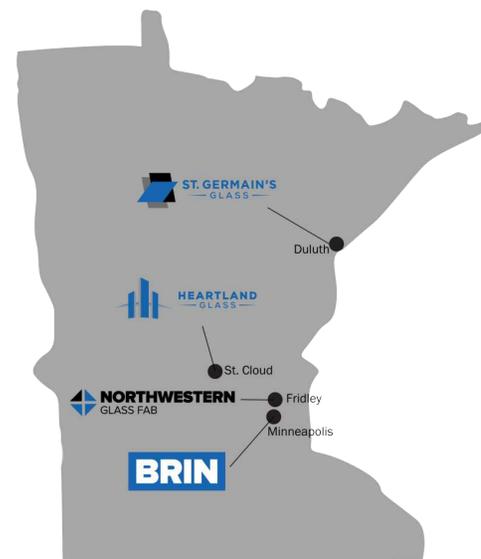
## TENANT INFORMATION

Heartland Glass is a leading glazing partner serving contractors, construction firms, manufacturers, and suppliers across Minnesota and the Upper Midwest. As part of the Brin family of companies—Brin Glass Company, Northwestern Glass Fab, St. Germain's Glass, and Heartland Glass—we provide full-service glass solutions, from design and fabrication to installation, service, and distribution.

We live Brin's core values: We Show Up. We Bring It. We Do It Right. These principles guide our work and our relationships, keeping the satisfied client at the center of everything we do.

Clients trust Heartland Glass for our technical expertise, clear communication, and personalized service. As an employee-owned, union-strong company, we combine legacy craftsmanship with modern innovation—contributing to Brin's recognition as a Top 50 Contract Glazier and Top 50 Fabricator.

At Heartland Glass, we don't just deliver glass—we deliver confidence, care, and results.



- Stable Tenant: Long-standing tenant Heartland Glass with an established operating history at the property.
  - Long-Term Lease: In-place lease provides predictable income with long-term remaining term.
  - Strong Yield: Offered at an average approximate 8.00% capitalization rate, presenting an attractive return.
- Established Industrial Location: Positioned within the Waite Park / St. Cloud industrial market with convenient access to major transportation routes.

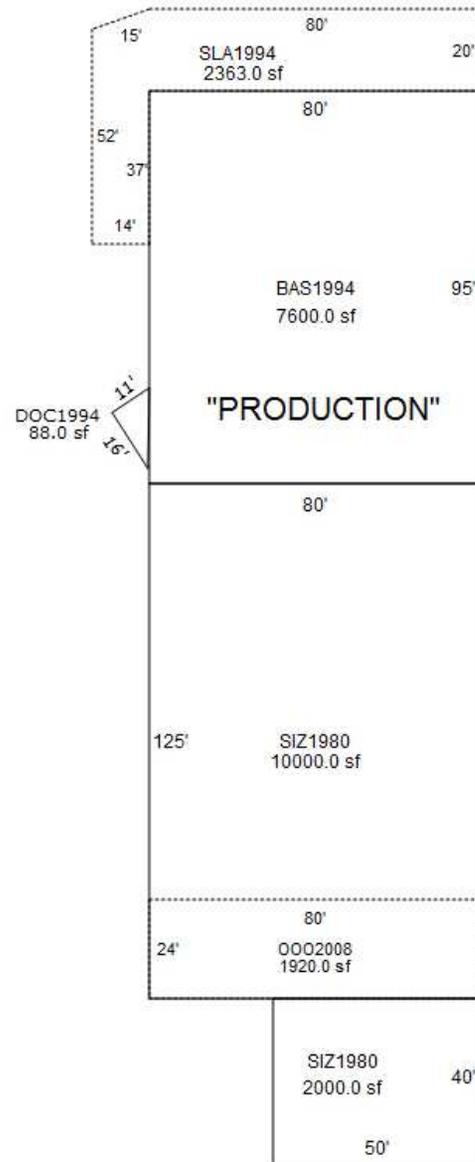
# ADDITIONAL PHOTOS



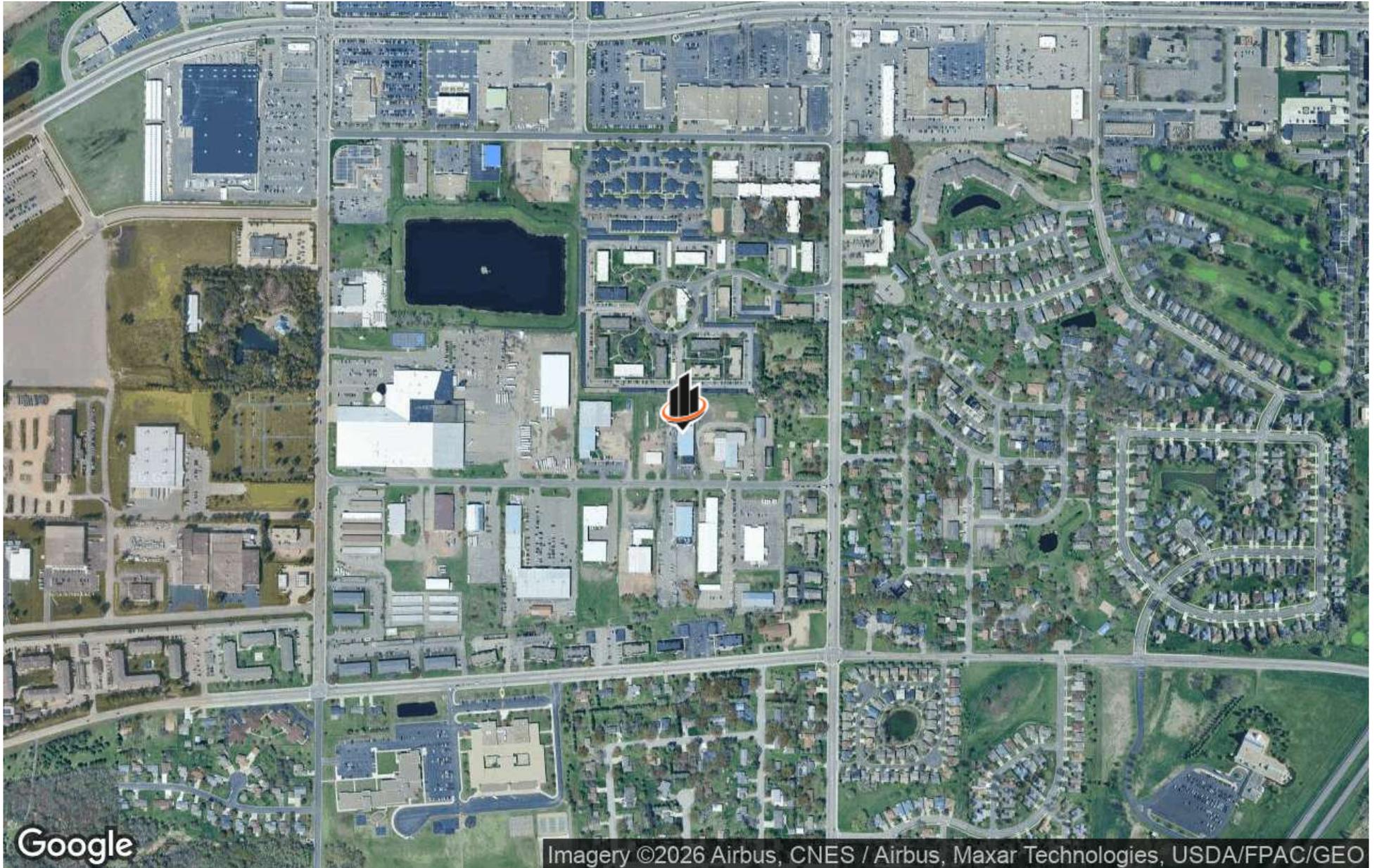
# ADDITIONAL PHOTOS



# BUILDING OUTLINE



# AERIAL MAP





## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.