

PLYMOLD

INDUSTRIAL SALE LEASEBACK | 615 CENTENNIAL DRIVE, KENYON, MN | \$10,000,000 | 15 YEAR TERM | 8.10% CAP | ABSOLUTE NNN



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PLYMOLD

EXECUTIVE SUMMARY

Kwekel Companies is pleased to offer the sale leaseback of Plymold's 219,979 square foot industrial building located on a 28 acre site. Plymold will execute a new 15 year absolute NNN lease at closing.

- PRICE: \$10,000,000
- CAP RATE: 8.10%
- 15 YEAR TERM
- NOI: \$810,000
- 2.0% ANNUAL INCREASES
- ABSOLUTE NNN
- MARKET BASED RENT | \$3.68 PSF
- 219,979 SF
- 615 CENTENNIAL DRIVE, KENYON, MN 55946



INDUSTRY LEADER | Plymold Inc. is a commercial furniture manufacturer who designs and produces heavy-duty furniture for demanding environments like restaurants, cafeterias, breakrooms, fast-casual dining, retail & workplace spaces.



COMMERCIAL FOCUS | Products include chairs, barstools, tables, booths, cluster seating, outdoor furniture, waste receptacles, and custom millwork. They have a commercial and institutional focus serving national chains, franchise operators, corporate campuses, and institutional purchasers, managing large-scale projects across multiple locations.



COMMITTED TO DURABILITY | Products are engineered for high-traffic and high-use settings, with features like robust steel frames, commercial-grade laminates, and impact-resistant tabletops.



MISSION CRITICAL FACILITY | This facility is Plymold's single production facility with substantial square footage dedicated to fabrication, finishing, and assembly. Most of their materials are manufactured domestically, supporting quality control and reduced supply chain complexity.



DIVERSE CUSTOMER BASE | Customers include many national brands including Subway, DQ, Buffalo Wild Wings, ALDI, Dunkin, Dominos, Baskin Robbins, Caribou Coffee, Jack in the Box, Circle K, Polor and many more.



STRATEGIC LOCATION | Kenyon is a strong location for Plymold for several strategic, operational, and workforce reasons. Its proximity to major highways enables cost-effective inbound materials and outbound distribution to customers across the US. The region has a long tradition of woodworking, metal fabrication, and industrial manufacturing, aligning directly with Plymold's commercial furniture production.

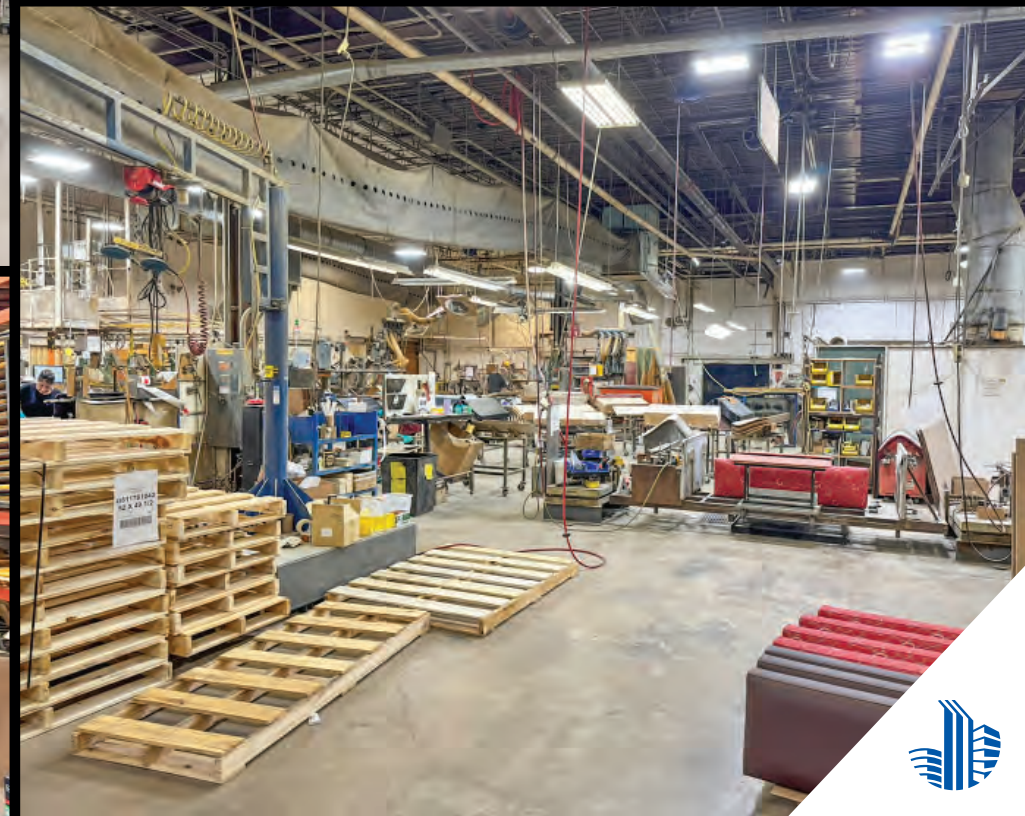
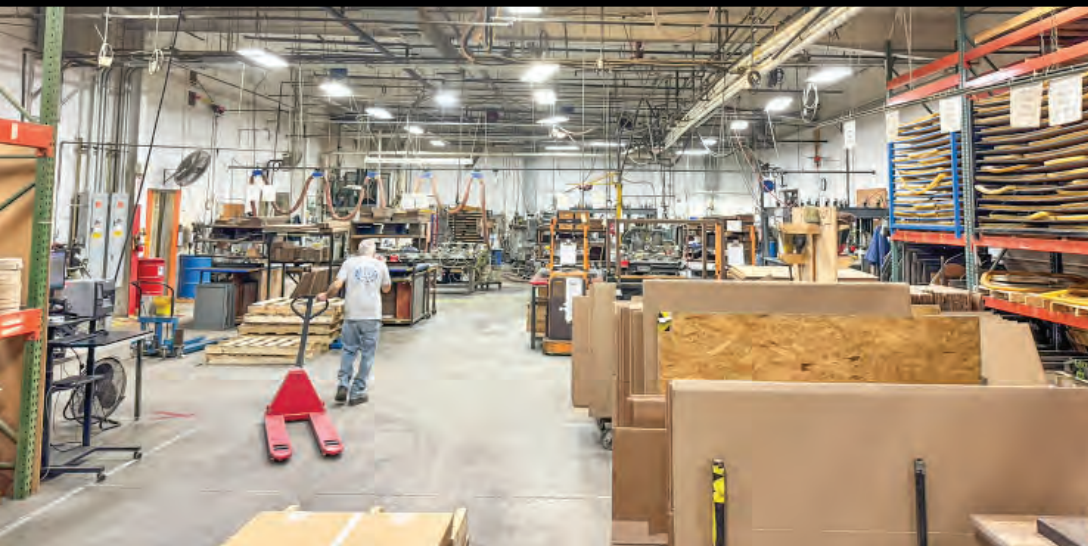


PROPERTY DESCRIPTION

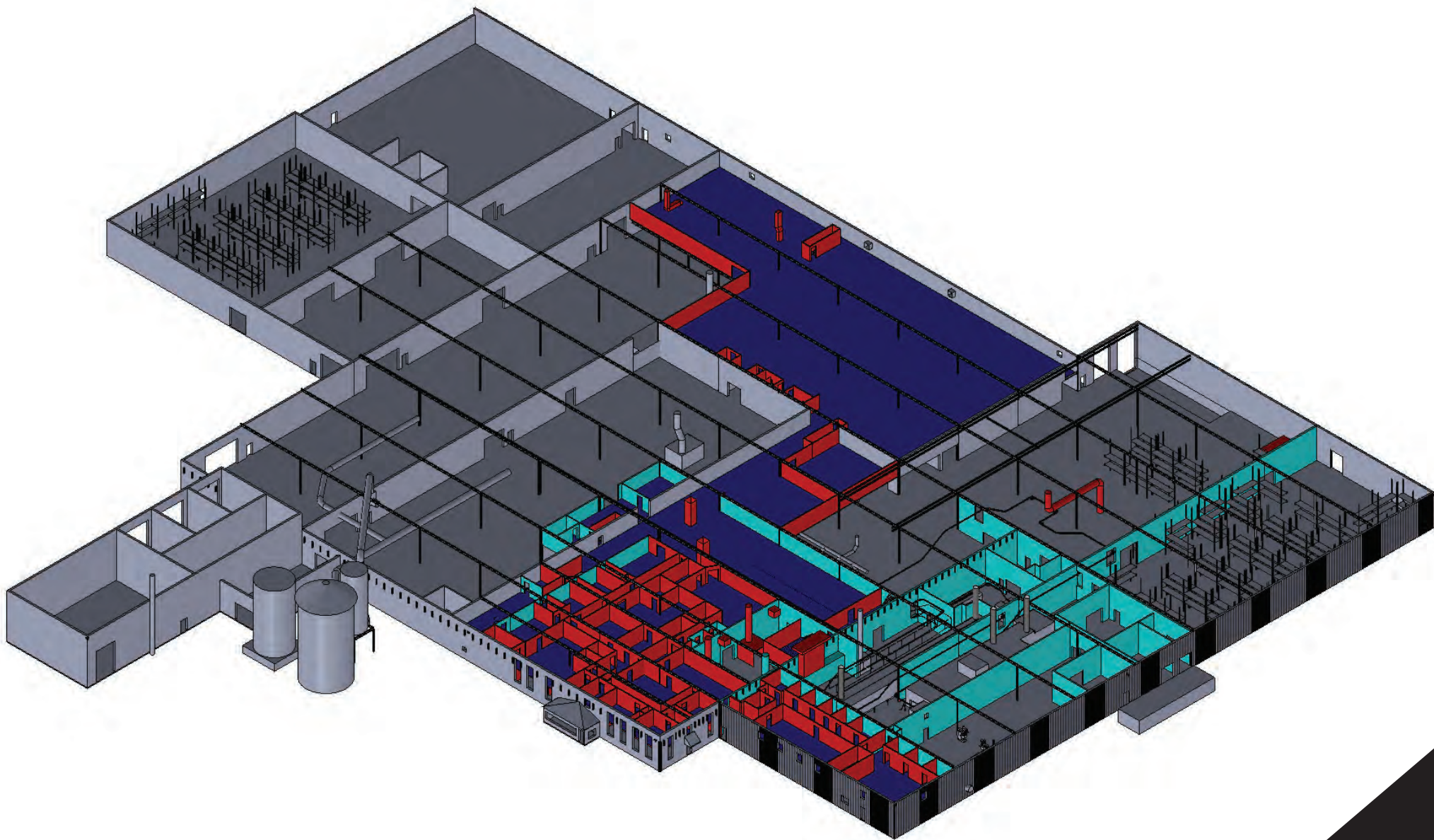
ADDRESS	615 CENTENNIAL DRIVE	CONSTRUCTION	CONCRETE STEEL METAL
CITY, STATE	KENYON, MN 55946	ROOF	BUILT-UP COMPOSITION GABLED METAL FLAT
TOTAL SF	219,979	CLEAR HEIGHT	18'
INDUSTRIAL SF	193,582	DOCK DOORS	3
OFFICE SF	26,397	OVERHEAD DOORS	14
MEZZANINE	47,215 *NOT INCLUDED IN TOTAL SF*	ZONING	I1 INDUSTRIAL
ACRES	28.52	FLOOD ZONE	X
YEAR BUILT RENOVATED	1968-1990 2000	PARCEL NUMBER	66.375.0020 66.375.0040



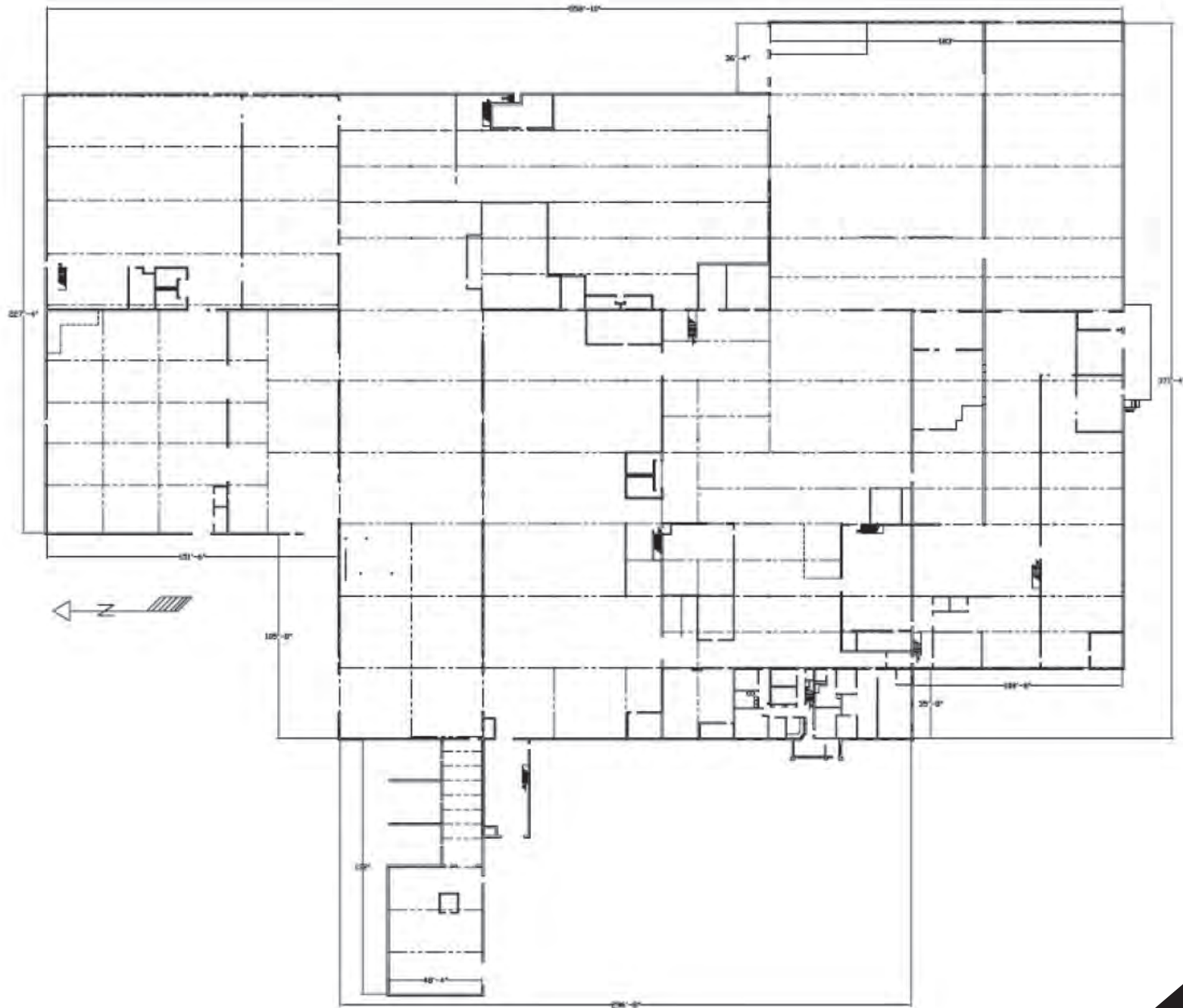
PLYMOLD | INTERIOR PHOTOS



3D FLOOR PLAN



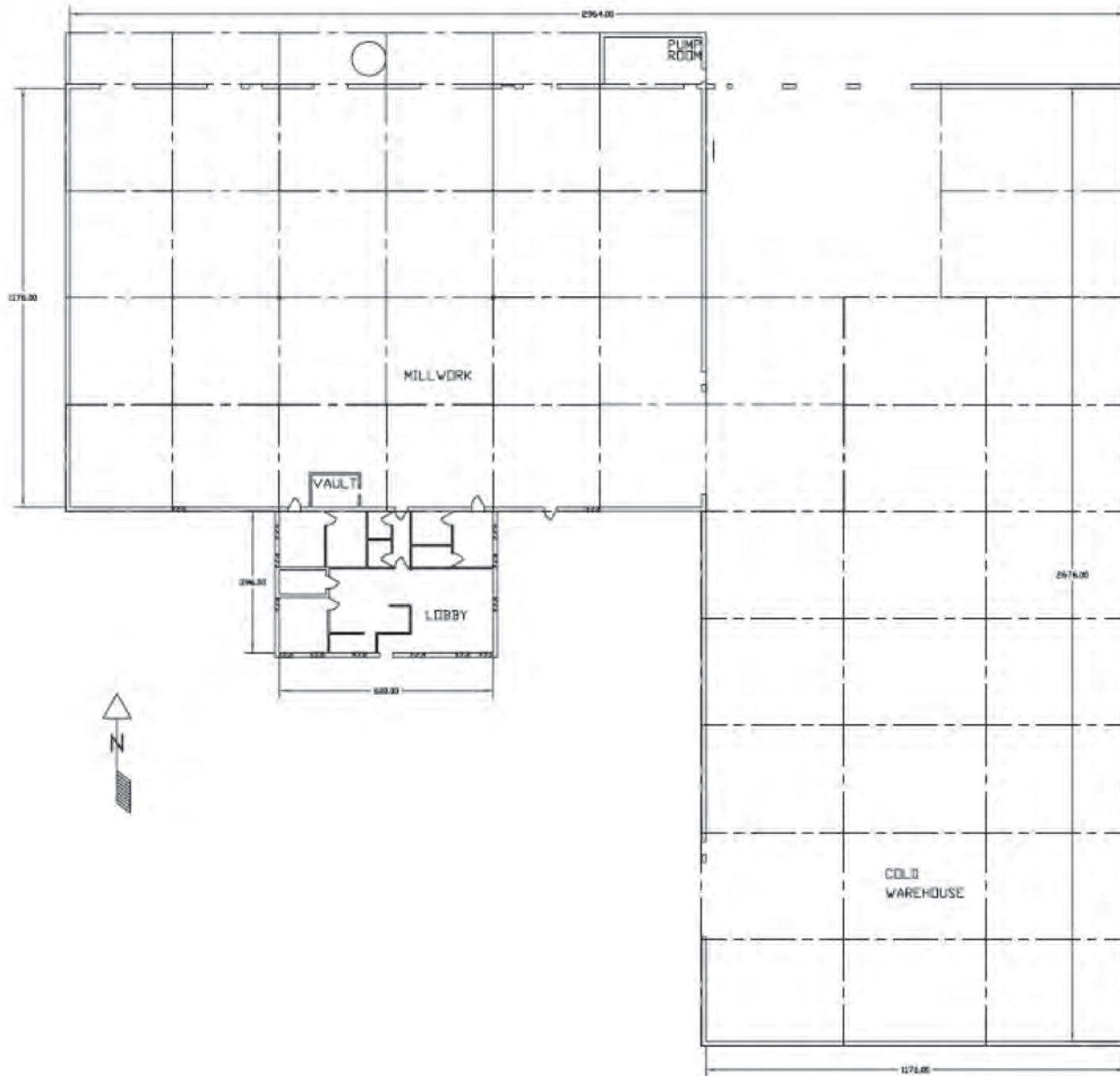
FIRST FLOOR PLAN



SECOND FLOOR PLAN



NORTH PLANT - FLOOR PLAN

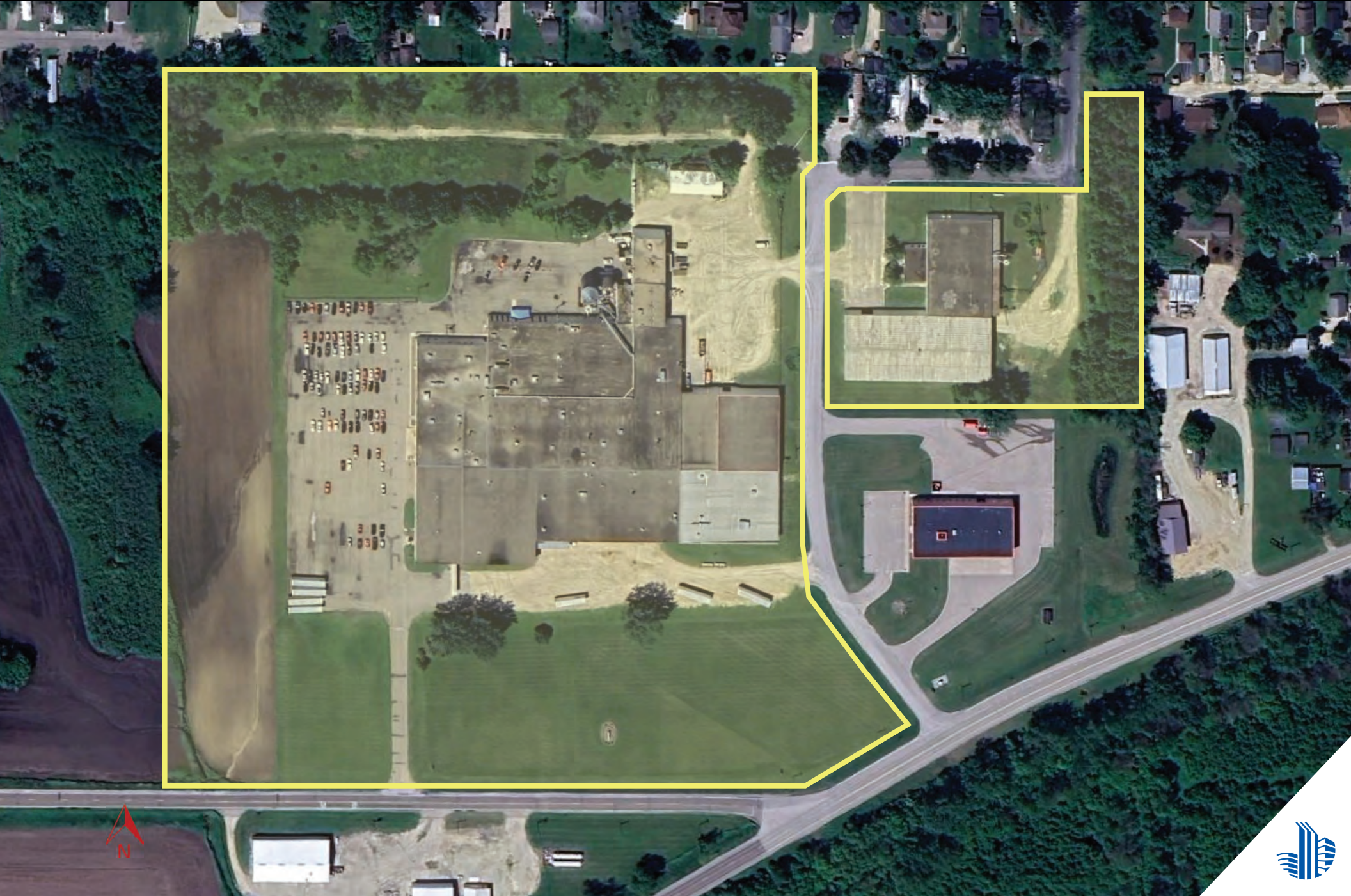


PLYMOLD | EXTERIOR PHOTOS

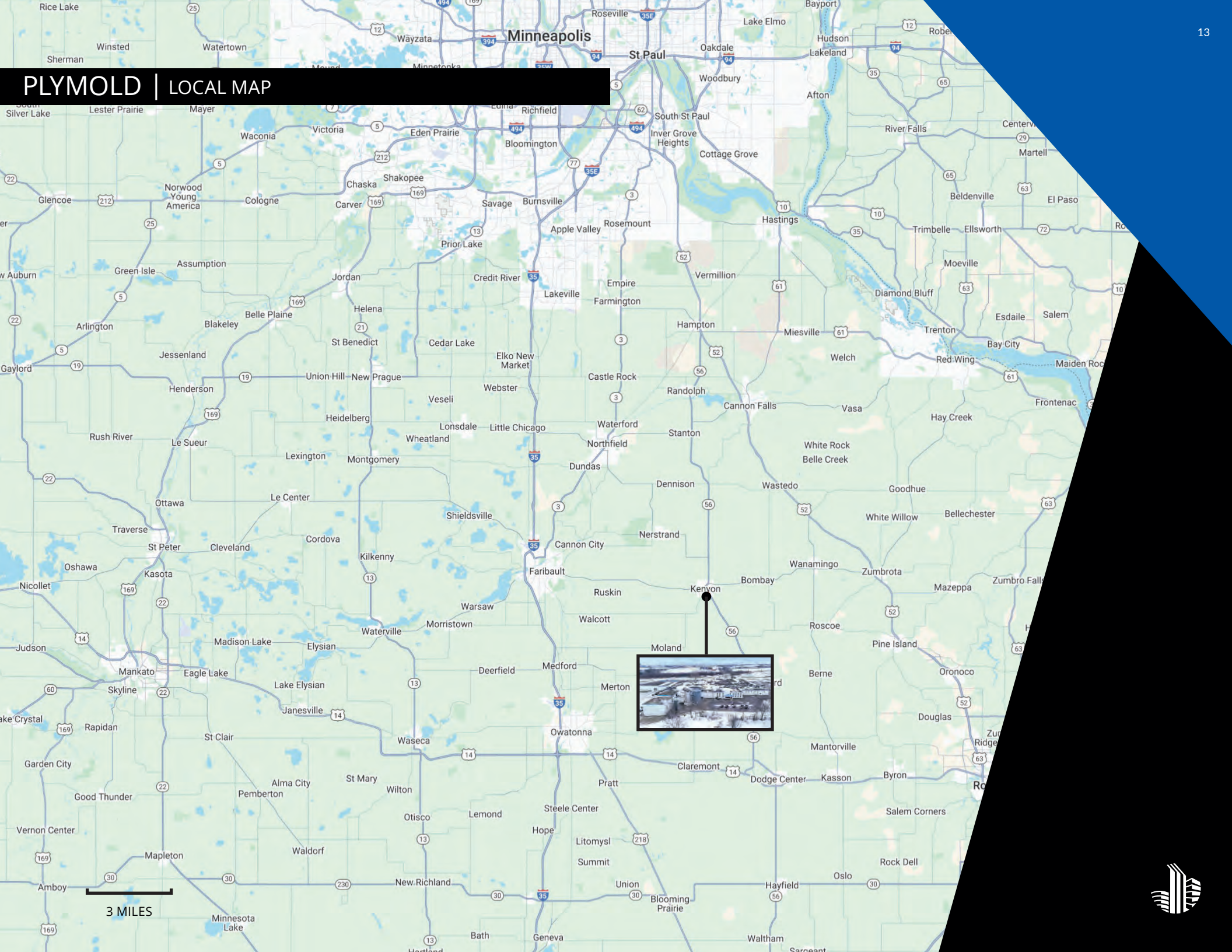




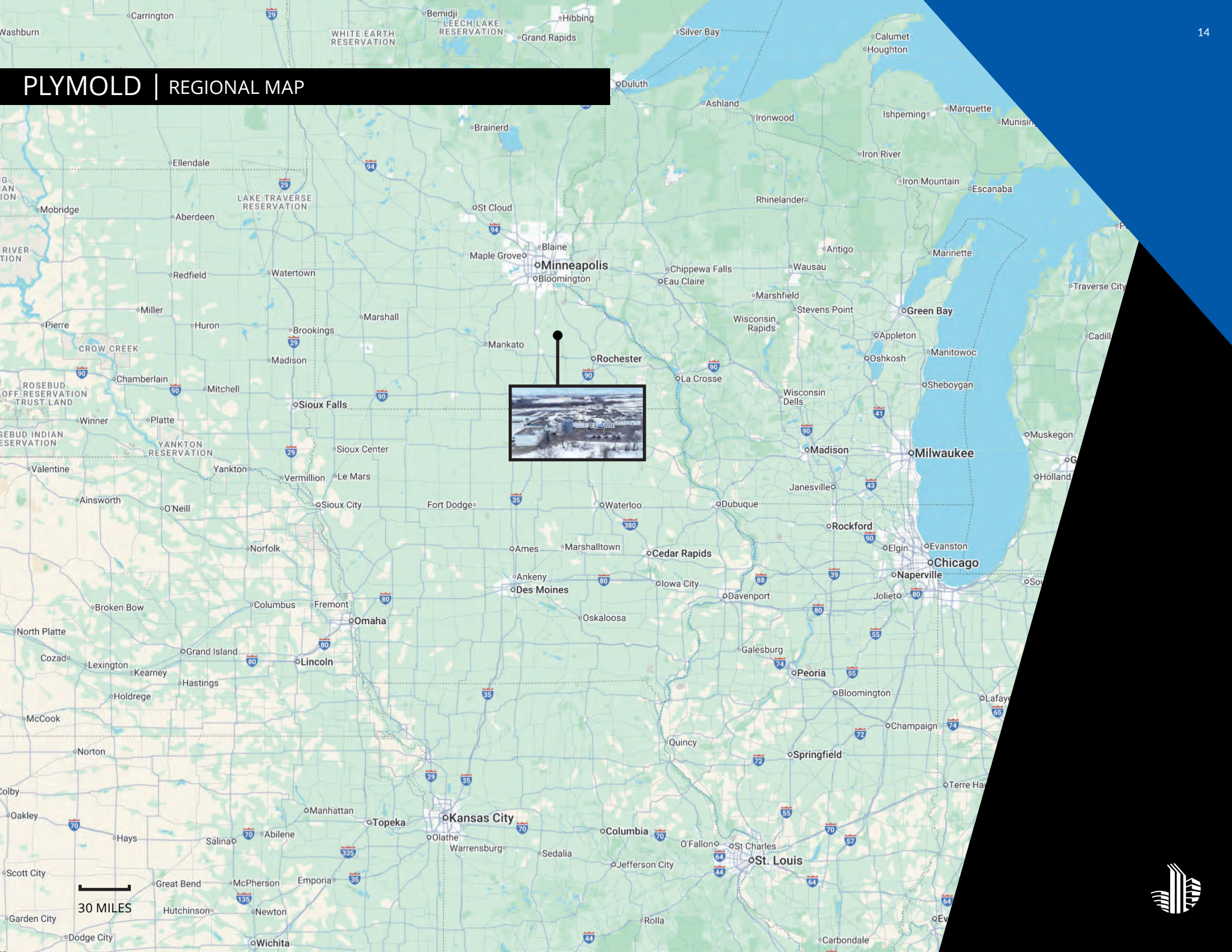
PARCEL BOUNDARY



PLYMOLD | LOCAL MAP



PLYMOLD | REGIONAL MAP



DEMOGRAPHICS

10-MILE RADIUS

\$87,959

AVERAGE HH INCOME

\$233,612

MEDIAN HOME VALUE

6,900

TOTAL POPULATION

2,748

TOTAL HOUSEHOLDS

POPULATION SUMMARY

	3 MILES	5 MILES	10 MILES
2020 CENSUS	2,192	2,716	7,243
2024 ESTIMATE	2,208	2,651	6,900
2029 PROJECTION	2,245	2,678	6,930
2024-2029 GROWTH	0.30%	0.20%	0.10%

HOUSEHOLDS

	3 MILES	5 MILES	10 MILES
AVERAGE HH INCOME	\$71,820	\$75,851	\$87,959
MEDIAN HOME VALUE	\$174,181	\$193,143	\$233,612
2024 TOTAL HOUSEHOLDS	932	1,103	2,748
2029 TOTAL HH ESTIMATE	947	1,114	2,762
2020-2024 HH GROWTH	0.50%	-0.30%	-0.90%
2024-2029 HH GROWTH	0.30%	0.20%	0.10%

LEASE COMPARABLES

PLYMOLD

	ADDRESS	START DATE	SF LEASED/ AVAILABLE	NNN RENT	STATUS	CLASS	YEAR BUILT
	615 CENTENNIAL DRIVE KENYON, MN 55964	-	219,979	\$3.68	-	B	1968 - 2000
	600 E 14TH STREET ALBER LEA, MN 56007	OCT 2021	113,000	\$7.72	LEASED	B	1965 REN. 1979
	49 POWER DRIVE MANKATO, MN 56001	SEP 2025	55,000	\$7.00	LEASED	B	2015
	21480 HEATH AVENUE LAKEVILLE, MN 55044	FEB 2022	41,963	\$5.41	LEASED	B	1979
	21350 CEDAR AVENUE LAKEVILLE, MN 55044	APR 2022	40,000	\$4.50	LEASED	B	1986 REN. 2015
	105 PRAIRIE AVENUE SW FARIBAULT, MN 55021	JUN 2021	45,000	\$4.15	LEASED	B	1976
	400 CHERRY STREET KASOTA, MN 56050	DEC 2022	89,000	\$4.00	LEASED	B	1986 REN. 2008

SALE COMPARABLES

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	ADDRESS	SALE DATE	SIZE	SALE PRICE	PSF	CLASS	YEAR BUILT
	615 CENTENNIAL DRIVE KENYON, MN 55964	-	219,979	\$10,000,000	\$45.46	B	1968 - 2000
	6233 BANDEL ROAD NW ROCHESTER, MN 55901	OCT 2025	46,864	\$4,000,000	\$85.35	B	1983
	1409 VILE STREET LE SUEUR, MN 56058	MAR 2025	160,890	\$12,600,000	\$78.31	B	N/A
	20425 JOHNSON MEMORIAL DRIVE JORDAN, MN 55352	JUL 2023	47,735	\$3,200,000	\$67.04	B	1969
	1305 STADIUM ROAD MANKATO, MN 56001	SEP 2021	41,969	\$2,700,000	\$64.33	B	1980
	2501 VALLEYHIGH DRIVE ROCHESTER, MN 55901	JUN 2021	436,166	\$21,500,000	\$49.29	B	1969
	110 N PARK DRIVE CANNON FALLS, MN 55009	JAN 2021	40,000	\$1,875,000	\$46.88	B	1997 REN. 2007

DISCLAIMER

The information contained in the following Investment Prospectus is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kwekel Companies, and should not be made available to any other person or entity without the written consent of Kwekel Companies. This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property(s). The information contained herein is not a substitute for a thorough due diligence investigation. Kwekel Companies has not made any investigation, and makes no warranty or representation, with respect to the size and square footage of the property(s) and improvements, the compliance with State and Federal regulations, the physical condition of the improvements thereon. The information contained in this overview has been obtained from sources we believe to be reliable; Kwekel Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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