



**FOR SALE | INDUSTRIAL**  
**SPEE-DEE DELIVERY**

1611 HALBUR RD

MARSHALL, MN 56258



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# SPEE-DEE DELIVERY OVERVIEW



**SALE PRICE**  
\$750,000



**CURRENT NOI**  
\$61,700



**CAP RATE**  
8.23%



**LEASE TYPE**  
NN



**YEAR BUILT / RENOVATED**  
1992

## INVESTMENT HIGHLIGHTS

- NN Lease Landlord Responsible for roof, structure, insurance & first \$6K of RE Taxes.
- Tenant is responsible for utilities, all maintenance, interior of building, snow removal, all CAM, and RE taxes greater than \$6K
- Tenant has been successfully operating since 1992
- Located in Marshall, MN Industrial Corridor
- Surrounded by many national and regional complementary operators
- Located 2 miles north of Downtown Marshall, MN
- 10 Grade Level Doors
- 2 Dock high doors

## INVESTMENT SUMMARY

<b>LIST PRICE</b>	\$750,000.00
<b>CURRENT NOI</b>	\$61,700.00
<b>INITIAL CAP RATE</b>	8.23%
<b>LOT SIZE</b>	2.064 AC
<b>YEAR BUILT/RENOVATED</b>	1992
<b>BUILDING SIZE</b>	±8,750 SF
<b>LEASE TERM</b>	6+ Years

## INVESTMENT OFFERING

Friedman Real Estate is pleased to present this free-standing industrial distribution investment offering in Marshall, MN. The subject property is leased to Spee-Dee Delivery Services, Inc. The lease commenced in August of 1992 and Spee-Dee has been successfully operating at this facility since. The tenant recently signed a 5-year lease extension beginning January of 2026 showing long-term occupancy and commitment to this location. The subject property is strategically positioned just north of downtown Marshall, MN, and is adjacent to many industrial operators.



## LEASE SUMMARY

<b>Tenant:</b>	Spee-Dee Delivery Services
<b>Lease Type:</b>	Double Net (NN)
<b>Annual Rent:</b>	\$69,000.00
<b>Taxes</b>	(\$6,000.00)
<b>Insurance Expense</b>	(\$1,236.00)
<b>Current NOI</b>	\$61,700.00
<b>Landlord Responsibilities:</b>	Roof   Structure   Insurance   First \$6k Of Real Estate Taxes
<b>Tenant Responsibilities:</b>	Utilities   All Maintenance   Interior   Snow Removal   And Other CAM
<b>Lease Start Date:</b>	08/17/1992
<b>Lease Expiration Date:</b>	12/31/2030
<b>Lease Term Remaining:</b>	6+ Years
<b>Rental Increases:</b>	Rent increases to \$6k/month in January of 2026
<b>Tenant Website:</b>	<a href="http://Speedeedelivery.com">Speedeedelivery.com</a>

## PROPERTY SUMMARY

<b>Year Built / Renovated:</b>	1992
<b>Lot Size:</b>	±2.064 AC
<b>Total Building Size:</b>	±8,750 SF
<b>Dock Doors</b>	2
<b>Grade Level Doors</b>	10
<b>Zoning:</b>	Industrial



# SPEE-DEE DELIVERY



Spee-Dee Delivery Service, founded in 1959, began as a small regional courier company in St. Paul, Minnesota. The company was established to address the need for reliable and affordable shipping options in the upper Midwest. Over the decades, Spee-Dee has expanded its operations to serve several neighboring states, including Wisconsin, Iowa, Nebraska, North Dakota, and South Dakota. Spee-Dee Delivery specializes in providing efficient overnight and two-day delivery services, catering to both businesses and individual customers. Their offerings include shipping for packages and documents, with a focus on competitive pricing and high customer satisfaction. By concentrating on a regional service area, Spee-Dee is able to offer personalized service and quicker delivery times compared to many national carriers. Their commitment to local expertise and customer service has helped them maintain a strong presence in their operational regions.

<b>Company:</b>	Spee-dee Delivery
<b>Founded:</b>	1957
<b>Company Size</b>	1,001-5,000 Employees
<b>Locations</b>	30
<b>Headquarters:</b>	St. Cloud, MN
<b>Website:</b>	<a href="http://Speedeedelivery.com">Speedeedelivery.com</a>





PROPERTY PHOTOS





# PROPERTY PHOTOS



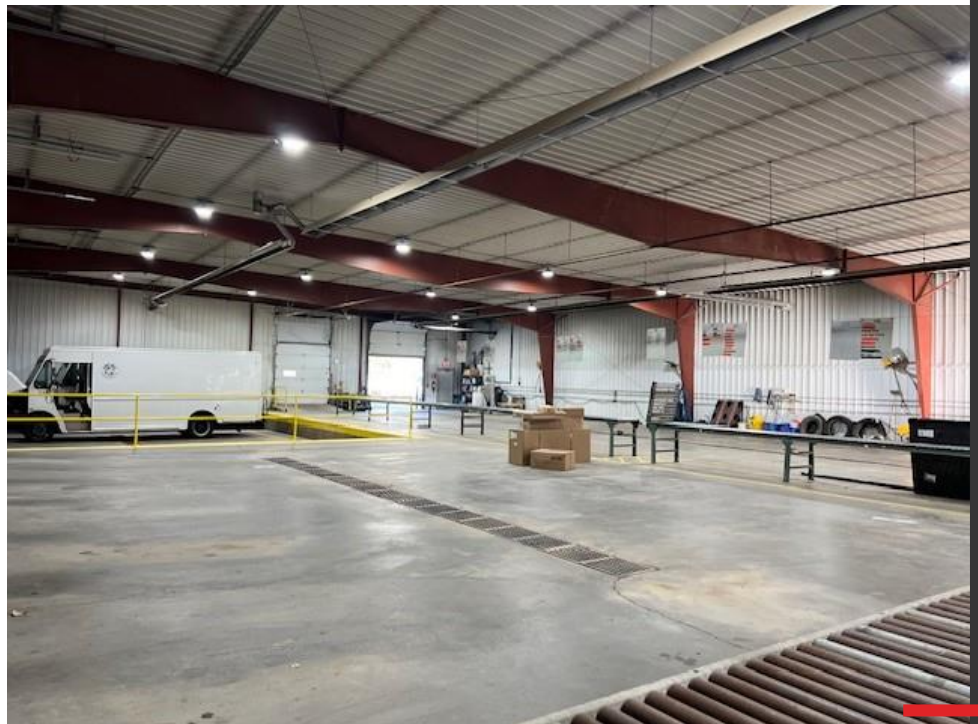


**PROPERTY PHOTOS**



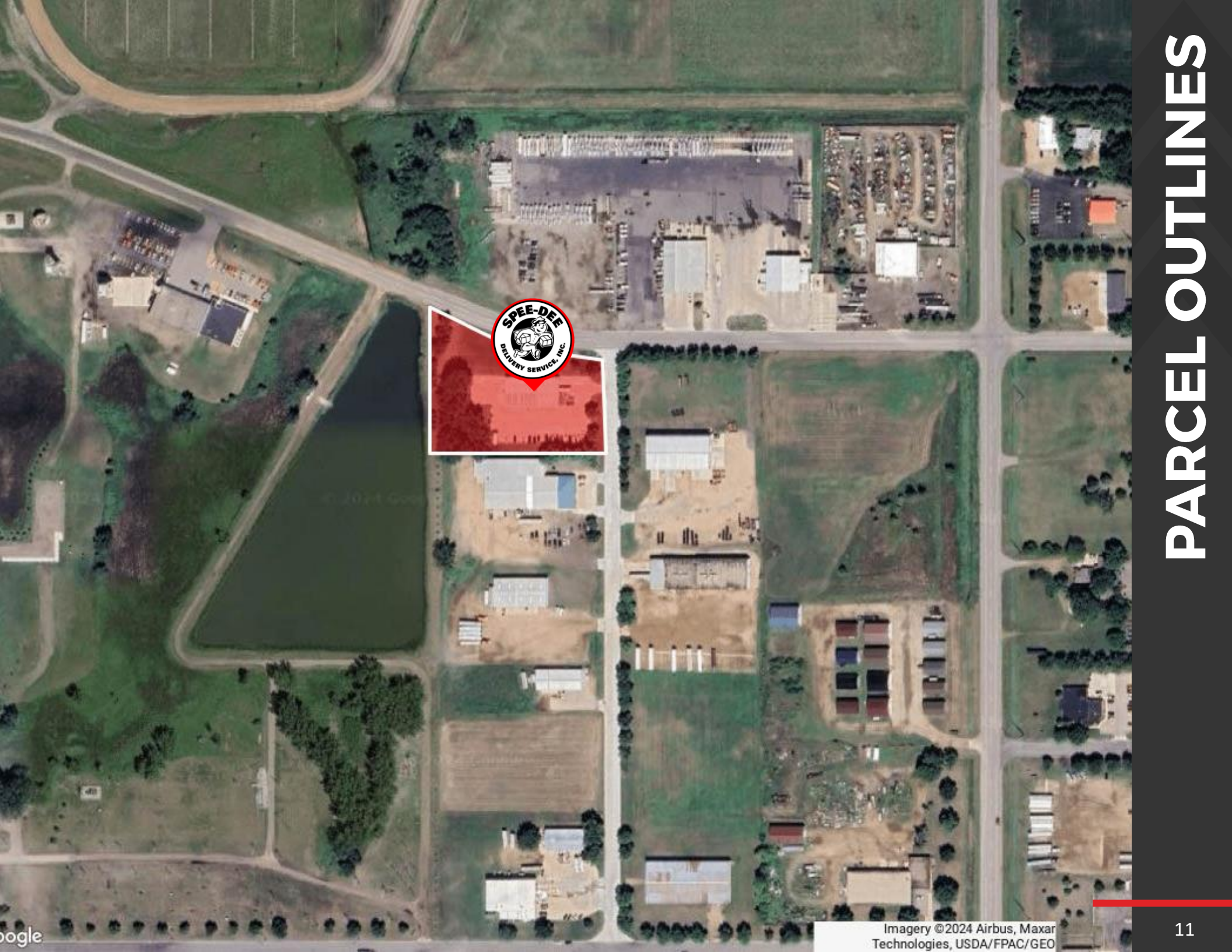






INTERIOR PHOTOS





# PARCEL OUTLINES



# NEARBY AMENITIES



Marshall Archery Park



Marshall City Wastewater Plant

Southwest Glass Center

Schwan's Convenience Food Plant

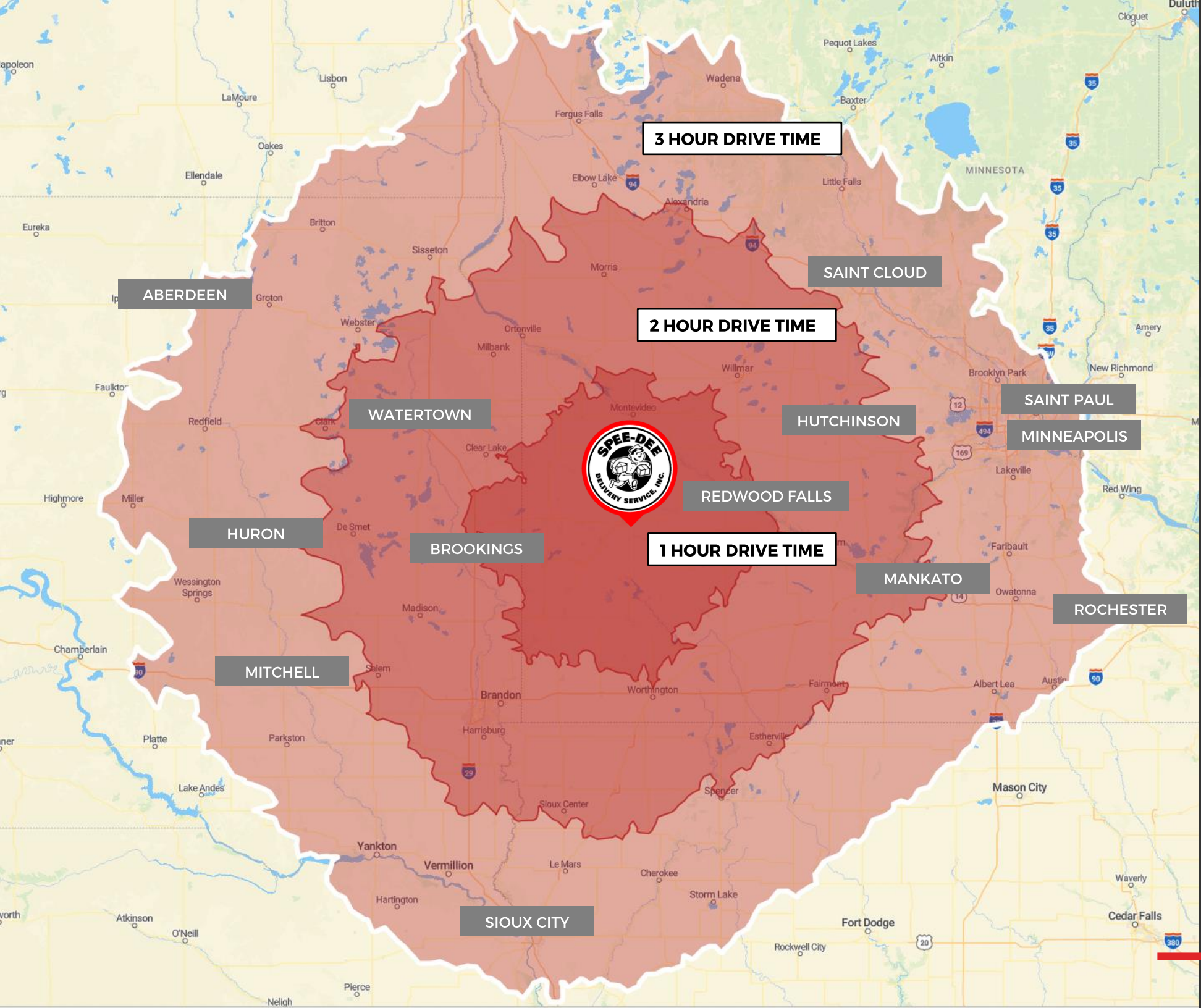


Baseball Field

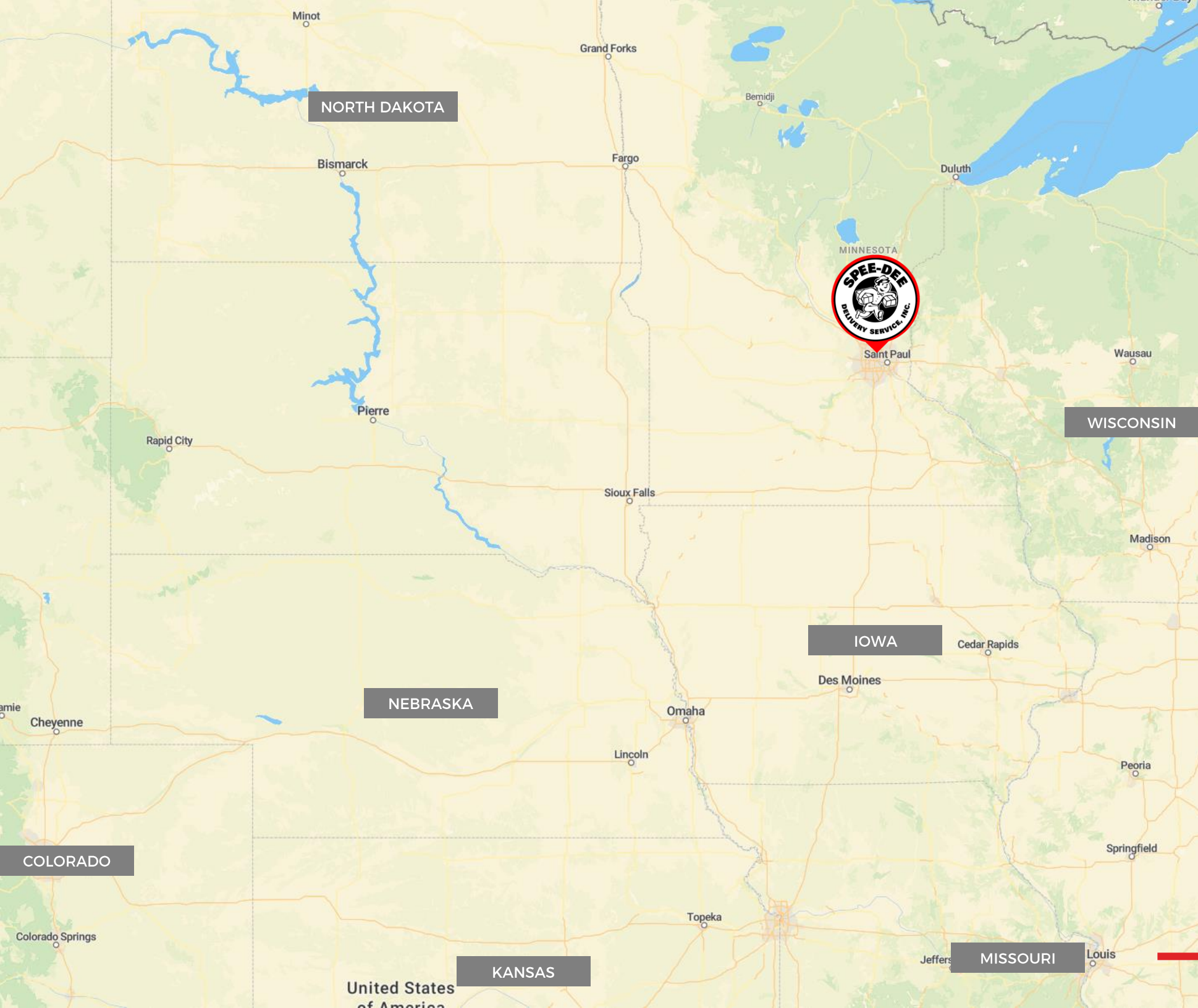




# DRIVE TIME MAP







# REGIONAL MAP





## MARSHALL

Marshall, Minnesota, is a city in Lyon County, located in the southwest part of the state. Established in the late 19<sup>th</sup> century, Marshall has grown from its agricultural roots into a diverse community with a rich history. It is known for its scenic landscapes, featuring flat plains and vast farmlands that offer beautiful sunsets and a sense of openness.

The city has approximately 13,680 people and is a regional hub for healthcare, agriculture, and education. Southwest Minnesota State University (SMSU) founded in 1963, significantly contributes to the local economy and cultural life.

Marshall's economy is diverse, with a mix of agricultural, manufacturing, and education. The presence of SMSU adds a vibrant educational atmosphere. The town also hosts various manufacturing facilities, producing goods ranging from food products to machinery.

The city offers a range of recreational facilities, including parks, the Red Baron Arena & Expo, and a new aquatic center. Community events such as the Marshall Harvest Fest, celebrate local culture with music and art.

Marshall's cost of living is relatively low, making it an attractive place for families and individuals. The median home price is significantly lower than the national average, and the area enjoys a low crime rate, contributing to a safe and affordable lifestyle.

Overall, Marshall is a welcoming community with a strong sense of history, community spirit, and plenty of opportunities for outdoor activities and involvement in local events.

2023	2 Mile	5 Mile	10 Mile
Population	7,402	14,603	17,030
Households	2,979	5,836	6,738
Average HH Income	\$57,178	\$73,683	\$77,138
Total Specified Consumer Spending	\$71M	\$161M	194.5M



# BROKER REPRESENTATION



**600**

CURRENT  
BROKER LISTINGS

**15,000**

MULTI-FAMILY  
APARTMENTS MANAGED

**18,000,000**

COMMERCIAL SF  
MANAGED

**\$22,500,000,000**

IN CLOSED TRANSACTIONS



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As Vice President, Net Lease Advisory, Derek focuses on single-tenant and multi-tenant Net Leased industrial and retail real estate. Derek exclusively represents and advises clients on the acquisition and disposition of such assets.

Derek has represented some of the most esteemed institutional owners, developers, family offices, and high-net-worth private investors nationwide. Boasting more than five years of Net Lease advisory experience, he possesses an in-depth understanding of the market and is an expert at connecting buyers and sellers with opportunities.



# SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

## SINGLE TENANT SALES (RETAIL, MEDICAL, OFFICE, INDUSTRIAL)

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

## MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

## SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

## INDUSTRIAL SALES

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

## ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

## ADDITIONAL SERVICE LINES

- 1031 exchanges
- Debt placement / capital markets
- Sale leasebacks & portfolio sales
- Valuation, research & consultation
- Commercial management
- Multi-Family Management
- Construction & design services
- Financing





CREATING  
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