



# ATEK Access Technologies

210 10th Avenue Northeast | Brainerd, Minnesota 56401

OFFERED  
EXCLUSIVELY BY

## BROKERAGE TEAM

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## IN ASSOCIATION WITH

### Anne Perrault

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Subject Property



Click here for more information & to download the full Offering Memorandum



**\$6,896,552**

Offering Price



**7.25%**

Cap Rate

This ATEK Access Technologies property offers a passive investment opportunity with a brand-new 15-year absolute NNN lease commencing upon close of escrow, providing stable, long-term cash flow with no landlord responsibilities. The lease includes 2% annual rental increases and two 5-year renewal options, offering a hedge against inflation. The property serves as a mission-critical manufacturing location for ATEK, housing their manufacturing, warehousing, purchasing, customer service, accounting, and HR operations. It also houses a substantial amount of large manufacturing equipment and has a highly specialized and experienced cross-trained workforce (many have been with the company for 20+ years). This allows ATEK to operate at high efficiency and attain over 98% on-time delivery. The Brainerd operation also has the capacity to more than double production using the current manufacturing footprint.