

10 Year Fully Leased Industrial Investment

22,065 SF Trucking Center

926 N Front St, New Ulm, MN 56073



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The Offering

Colliers is pleased to present an opportunity to acquire this single-tenant industrial investment in New Ulm, MN. This 22,065 SF truck terminal is situated on 10.5 acres and is leased to D & A Truck Line (a True North Company). Founded in 1959, they now move LTL from Minneapolis to Southern Minnesota with regional freight across MN, IL, IA, WI, and SD as well as OTR freight on the East Coast and Southeast.

Home to Kraft Foods, 3M, AMPI, and more, New Ulm offers a growing business friendly environment. D&A currently occupies the entire facility and will sign a new 10 year NNN lease upon purchase, representing a unique opportunity for an investor to secure a single tenant cash flowing asset with an opportunity for continued growth.

Highlights:

- Tenant will sign a new 10 year lease upon purchase
- Conveniently located off of Hwy 14
- Operational efficiency with cross-dock, truck shop, wash station, & office set up
- Additional truck parking in both front & back
- Annual escalations
- Triple Net lease limiting ownership responsibilities



Pricing & Financial Summary

Lease Structure

Tenant	D & A Truck Line, Inc.	NOI	\$216,000
Structure	NNN	Annual Escalations	2%
Current SF	22,065	Renewal Options	5 x 1yr renewal options
Lease Term	10/1/2024 - 9/30/2034 (8.5 years remaining) *Will sign a new 10 year lease at time of purchase at current rate	CAP Rate	7.50%
Lease Rate	\$9.78/SF NNN	Asking Price	\$2,880,000

Rent Roll

Tenant Name	Square Feet	Period	Annual Rate/SF (NNN)	Monthly Rent	Annual Rent
D & A Truck Line, Inc.	22,065	10/1/2025 - 9/30/2026	\$9.78	\$18,000	\$216,000
		10/1/2026 - 9/30/2027	\$9.99	\$18,360	\$220,320
		10/1/2027 - 9/30/2028	\$10.18	\$18,727	\$224,726
		10/1/2028 - 9/30/2029	\$10.39	\$19,102	\$229,221
		10/1/2029 - 9/30/2030	\$10.60	\$19,484	\$233,805
		10/1/2030 - 9/30/2031	\$10.81	\$19,873	\$238,481
		10/1/2031 - 9/30/2032	\$11.02	\$20,271	\$243,250
		10/1/2032 - 9/30/2033	\$11.24	\$20,676	\$248,115
		10/1/2033 - 9/30/2034	\$11.47	\$21,090	\$253,077

Property Details

Address: 926 N Front St, New Ulm, MN 56073

PID: 001.325.001.04.040

Building SF: 22,065 SF

Site Size: 10.5 acres

Year Built: 1988
Shop built in 1993

Loading:

- 17 dock doors
- 10 Drive-in doors

(Range between 12' x 14' to 16' x 16')

Clear Height:

- Cross Dock: 9' - 11'3"
- Shop: 16' - 21'

(Eave to peak under beam)

Sale Price: \$2,880,000 (\$130.52/SF)



Tenant Profile



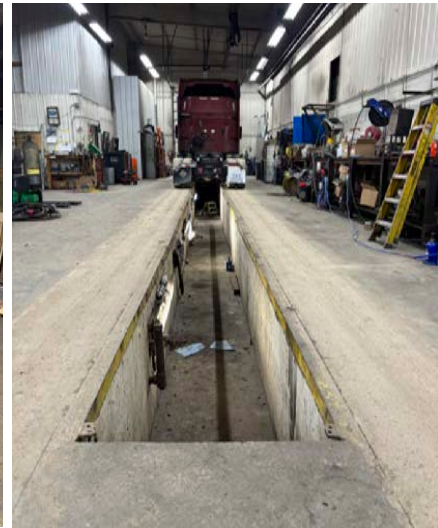
D & A Truck Line, Inc. is a family-owned freight transportation company based in New Ulm, Minnesota that specializes in less-than-truckload (LTL), regional, and over-the-road (OTR) trucking services. Founded in 1959 by Florian Dittrich, the company began with a single truck hauling livestock from the New Ulm area to the South St. Paul stockyards and returning with freight for local businesses. Over time, strong customer service and reliability allowed the company to expand steadily, while still operating from its longtime headquarters on North Front Street in New Ulm.

Now operating under the True North Companies umbrella, D & A Truck Line continues to blend its deep local roots with modern freight operations, making it a well-established and respected trucking company in southern Minnesota.

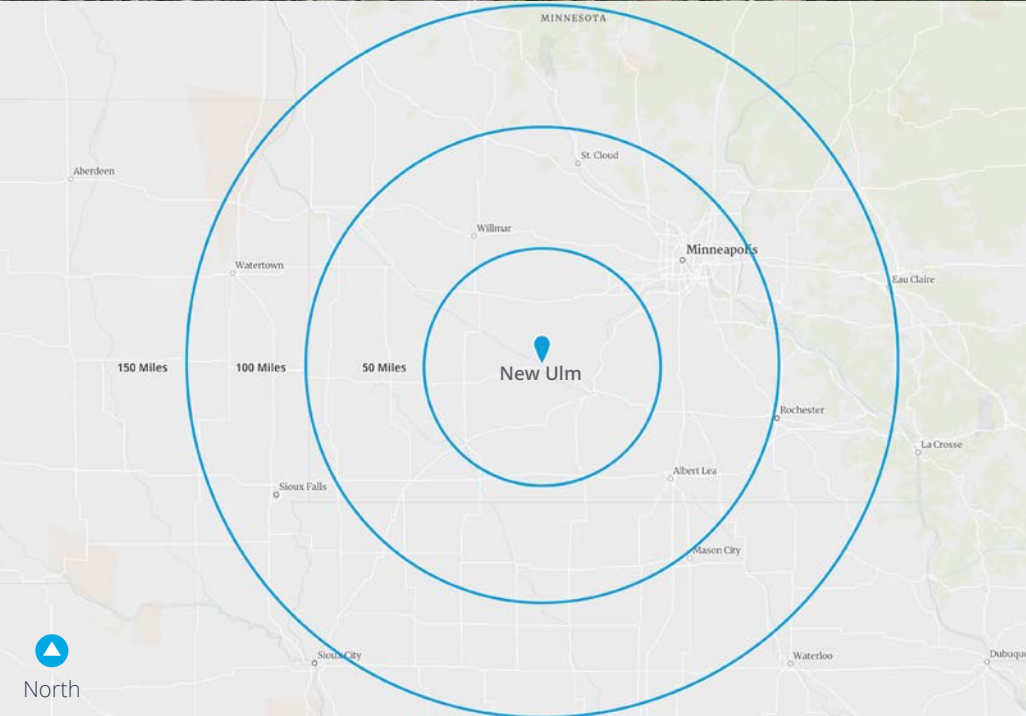
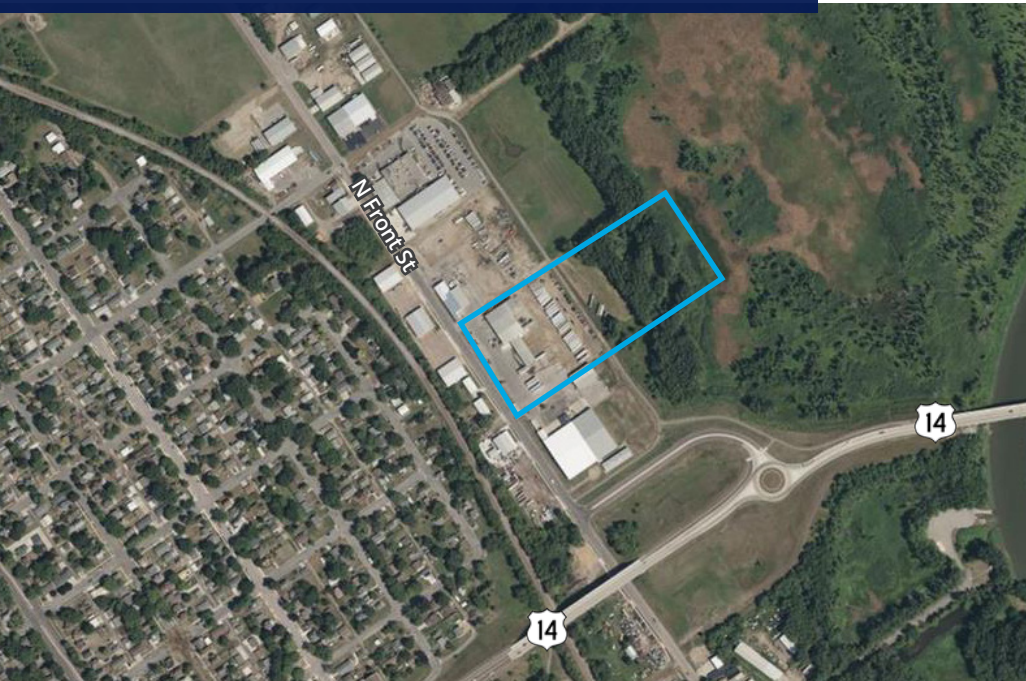
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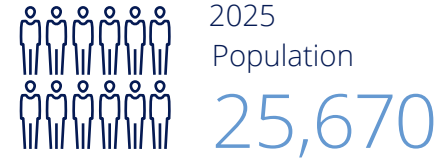
Property Photos



Location Overview



Brown County



Web Links
[Brown County](#)
[New Ulm, MN](#)



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