CBRE

Little Canada Distribution Center 74,482 SF of 32' Clear Bulk Distribution

3055 Spruce Street
Little Canada, MN

Affiliated Business Disclosure & Confidentiality Agreement

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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Contact Us

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First Vice President
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steve.lysen@cbre.com

Executive Summary

01

The Offering

Key Details

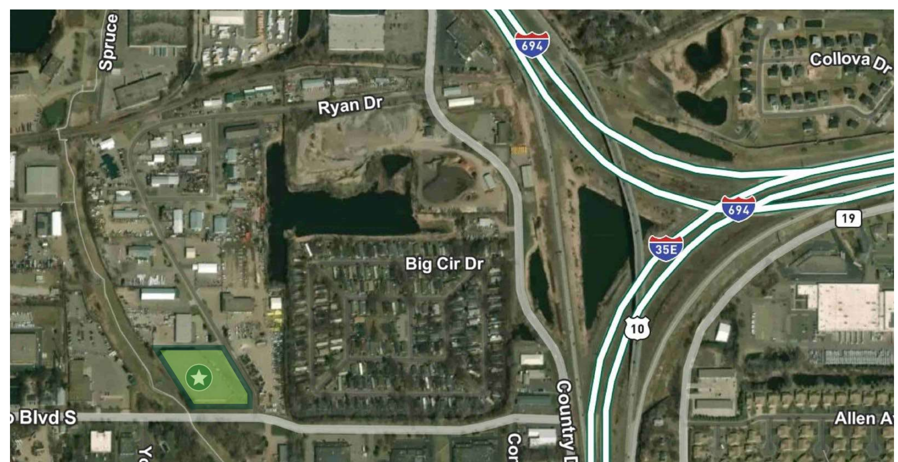
- + Total Building: 74,482 SF
- + Lot Size: 4.42 Acres (gross)
- + APN: 06-29-22-21-0040
- + Year Built: 2022
- + Parking: 20 Striped
- + Clear Height: 32’
- + Dock High Doors: 6
- + Drive-in Doors: 1
- + Sprinkler System: ESFR
- + Column Spacing: 50’ x 50’

4.42
Total Acres

74,482
Total SF

1,000
Office/Production SF

Building Exterior



Property Sits Near I-35E & I-694

Sales Comparables

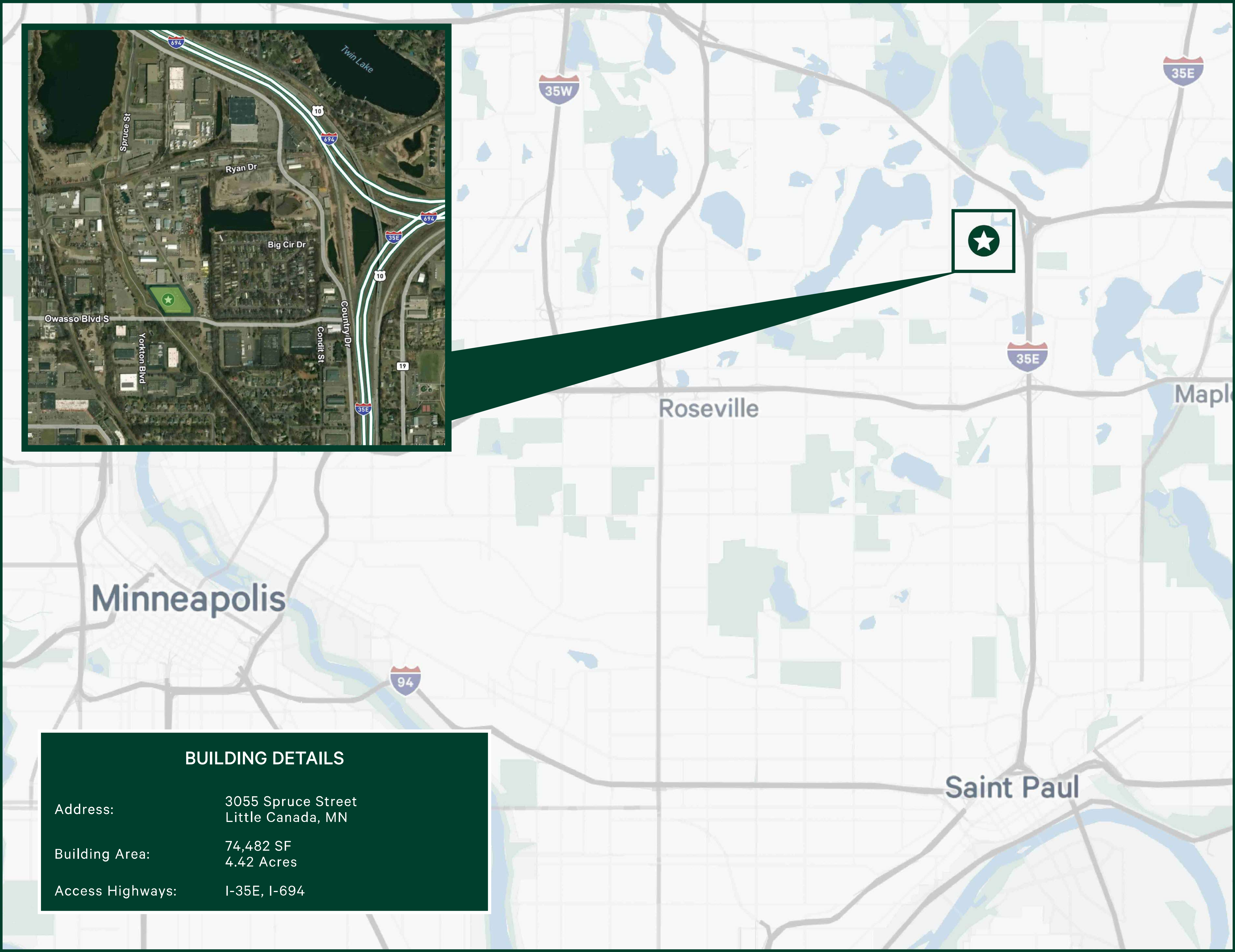




	610 Business Center	Gateway Business Center	Neogen	Highway 5 Business Center	Seven Lakes
Property Address	9310 Winnetka Ave N Brooklyn Park, MN	2130 County Rd C W Saint Paul, MN	6744 33rd St N Oakdale, MN	MN-5 Eden Prairie, MN	3760 Victoria St N Shoreview, MN
Building Size	78,190 SF 6.61 Acres	48,573 SF 5.09 Acres	45,740 SF	52,032 SF 1.20 Acres	148,000 SF 12.19 Acres
Sale Price	$11,500,000	$7,500,000	$7,750,000	$8,574,390	$25,965,217
CAP Rate / PSF	7.5% CAP $147 / SF	$154 / SF	$169 / SF	$165 / SF	$175 / SF
Date Sold	Aug. 2025	Oct. 2025	Feb. 2026	Dec. 2025	May 2025

Property Description

02



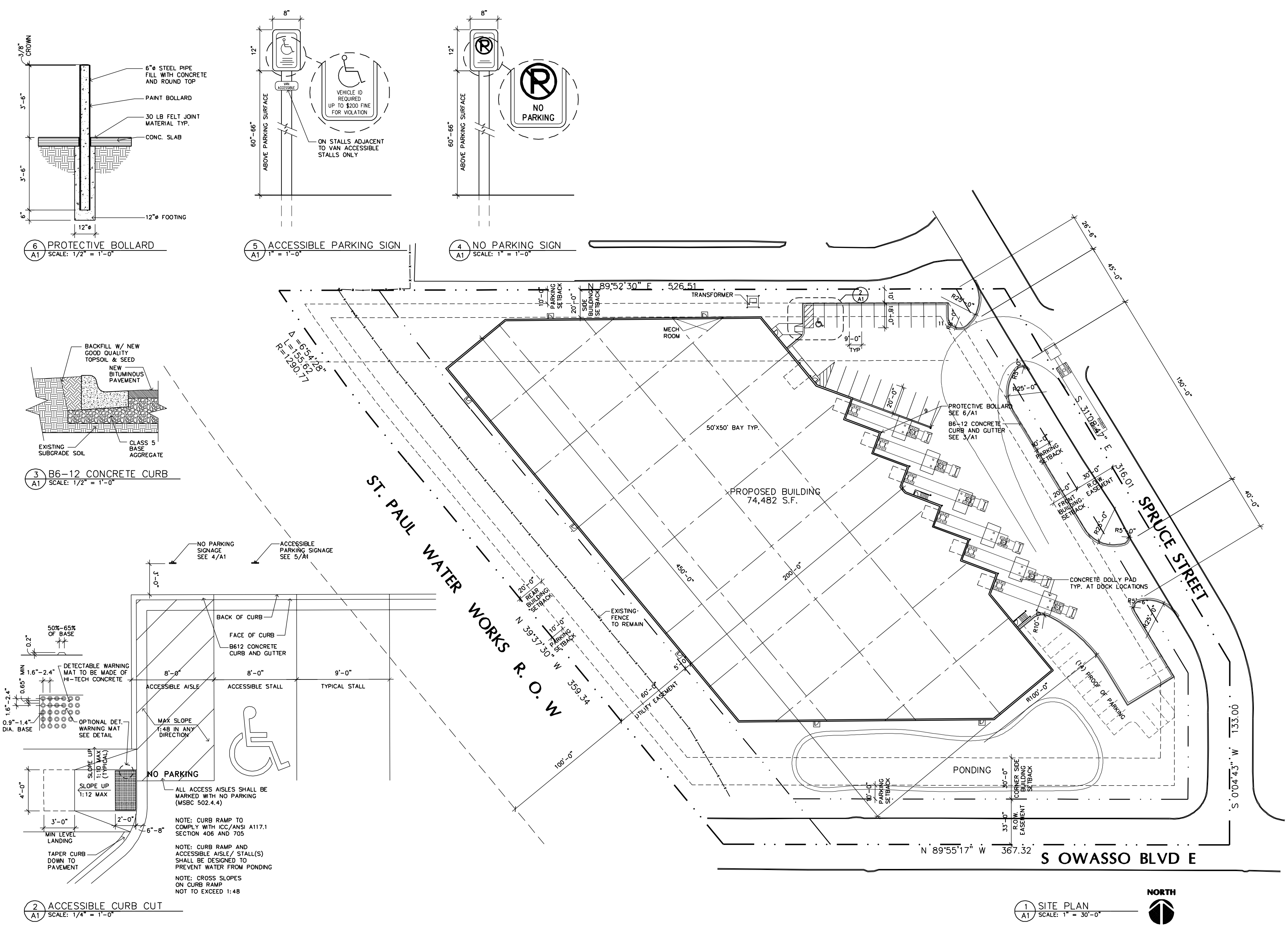
BUILDING DETAILS

Address:	3055 Spruce Street Little Canada, MN
Building Area:	74,482 SF 4.42 Acres
Access Highways:	I-35E, I-694

Photography - Exterior

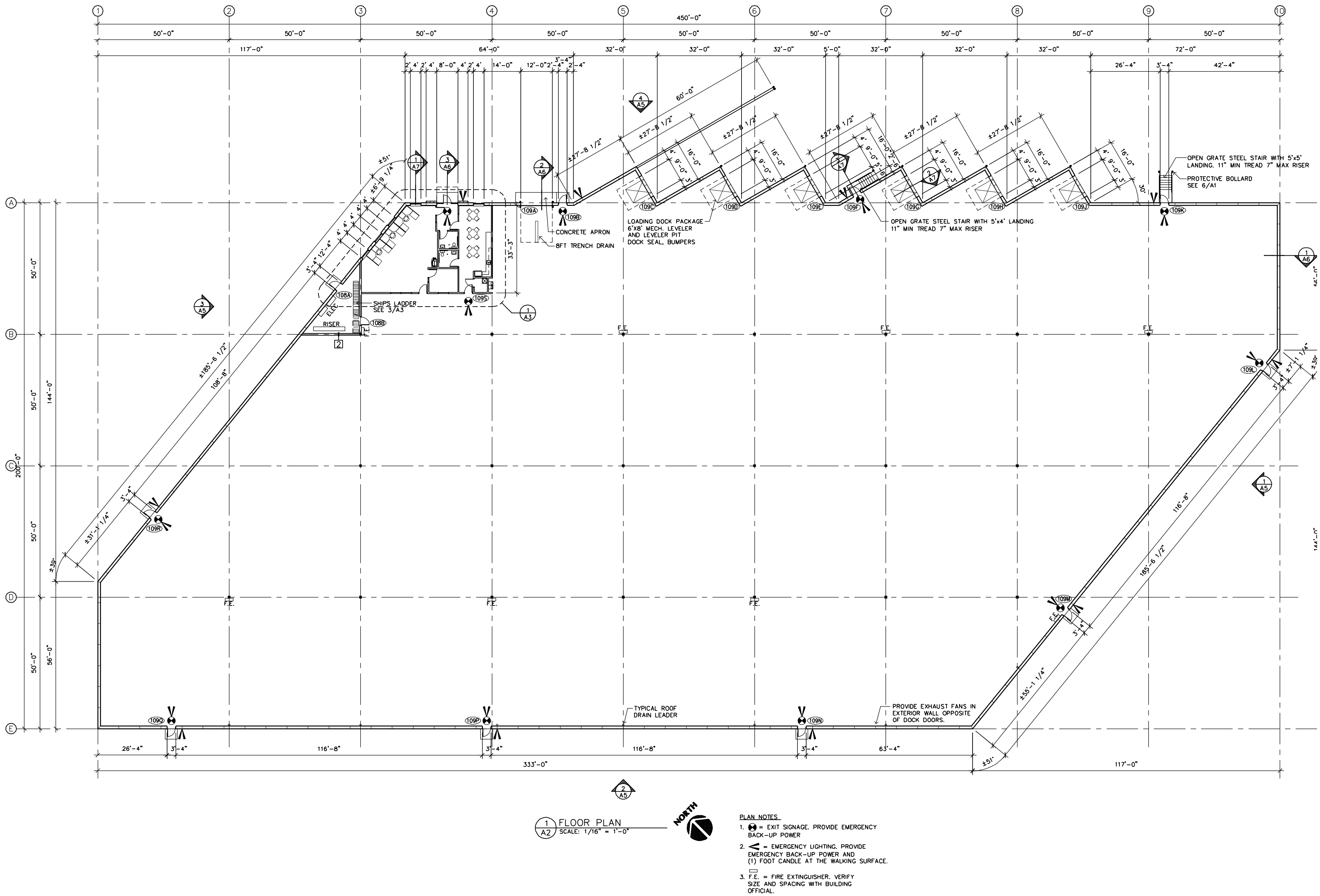
Photography - Interior

Floor Plan



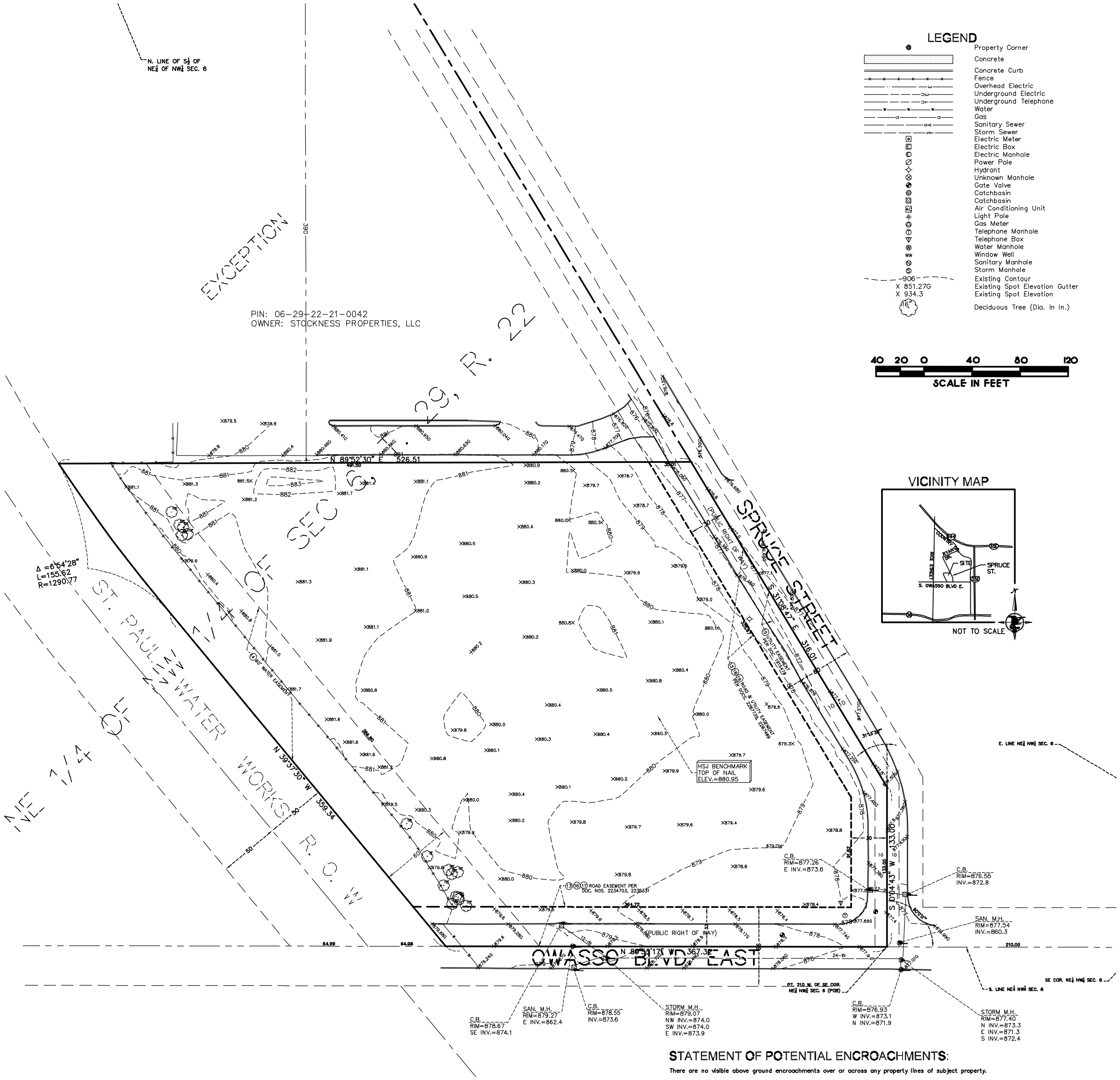
PROTECTIVE BOLLARD
SCALE: 1/2" = 1'-0"
ACCESSIBLE PARKING SIGN
1" = 1'-0"
NO PARKING SIGN
SCALE: 1" = 1'-0"
NO PARKING
B6-12 CONCRETE CURB
SCALE: 1/2" = 1'-0"
ACCESSIBLE CURB CUT
SCALE: 1/4" = 1'-0"
PROPOSED BUILDING
74,482 S.F.
50'X50' BAY TYP.
MECH ROOM
TRANSFORMER
ST. PAUL WATER WORKS R. O. W
SPRUCE STREET
S OWASSO BLVD E
PONDING
SITE PLAN
SCALE: 1" = 30'-0"
NORTH

Floor Plan



450'-0"
OPEN GRATE STEEL STAIR WITH 5'x5' LANDING. 11" MIN TREAD 7" MAX RISER
PROTECTIVE BOLLARD SEE 6/A1
LOADING DOCK PACKAGE 6'x8' MECH. LEVELER AND LEVELER PIT DOCK SEAL, BUMPERS
OPEN GRATE STEEL STAIR WITH 5'x4' LANDING 11" MIN TREAD 7" MAX RISER
CONCRETE APRON
8FT TRENCH DRAIN
SHIPS LADDER SEE 3/A3
RISER
ELEC.
TYPICAL ROOF DRAIN LEADER
PROVIDE EXHAUST FANS IN EXTERIOR WALL OPPOSITE OF DOCK DOORS.
333'-0"
117'-0"
FLOOR PLAN
SCALE: 1/16" = 1'-0"
NORTH
PLAN NOTES
1. = EXIT SIGNAGE. PROVIDE EMERGENCY BACK-UP POWER
2. = EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER AND (1) FOOT CANDLE AT THE WALKING SURFACE.
3. F.E. = FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.

Survey



STATEMENT OF POTENTIAL ENCROACHMENTS:

There are no visible above ground encroachments over or across any property lines of subject property.

Area Summary

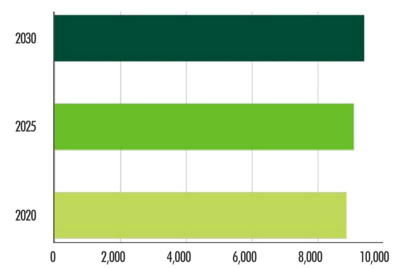
03

Area Summary

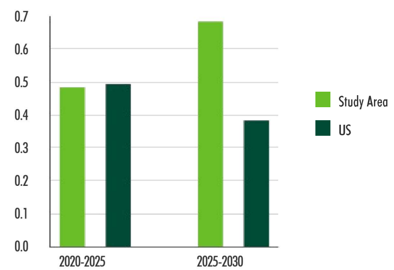
1 MILE RADIUS

POPULATION

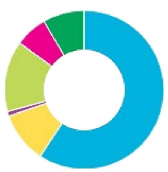
POPULATION BY YEAR



% COMPOUND ANNUAL POPULATION GROWTH



RACE & ETHNICITY



- White - 59.3%
- Black/African American - 10.4%
- American Indian - 1.0%
- Asian - 14.4%
- Native Hawaiian/Other Pacific Islander - 0.0%
- Other Race - 6.5%
- Two or More Races - 8.4%

12.5% HISPANIC/LATINO POPULATION (ALL RACES)

INCOME

$75,976
MEDIAN HOUSEHOLD INCOME

$40,243
PER CAPITA INCOME

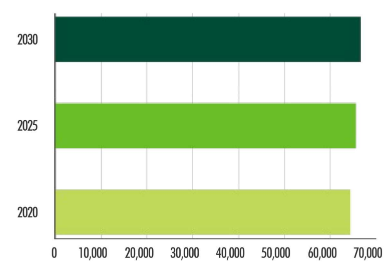
HOME OWNERSHIP

58.3%
OWNER-OCCUPIED UNITS

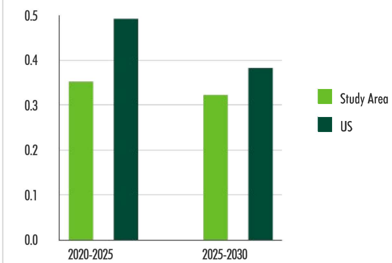
3 MILE RADIUS

POPULATION

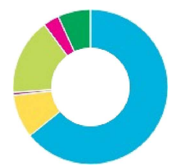
POPULATION BY YEAR



% COMPOUND ANNUAL POPULATION GROWTH



RACE & ETHNICITY



- White - 64.2%
- Black/African American - 9.1%
- American Indian - 0.6%
- Asian - 16.0%
- Native Hawaiian/Other Pacific Islander - 0.0%
- Other Race - 3.3%
- Two or More Races - 6.8%

7.2% HISPANIC/LATINO POPULATION (ALL RACES)

INCOME

$87,152
MEDIAN HOUSEHOLD INCOME

$47,334
PER CAPITA INCOME

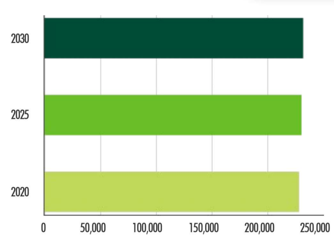
HOME OWNERSHIP

65.1%
OWNER-OCCUPIED UNITS

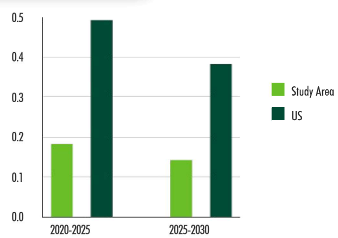
5 MILE RADIUS

POPULATION

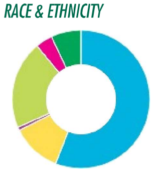
POPULATION BY YEAR



% COMPOUND ANNUAL POPULATION GROWTH



RACE & ETHNICITY



- White - 56.0%
- Black/African American - 11.6%
- American Indian - 0.8%
- Asian - 20.6%
- Native Hawaiian/Other Pacific Islander - 0.0%
- Other Race - 3.9%
- Two or More Races - 7.0%

8.0% HISPANIC/LATINO POPULATION (ALL RACES)

INCOME

$82,395
MEDIAN HOUSEHOLD INCOME

$41,189
PER CAPITA INCOME

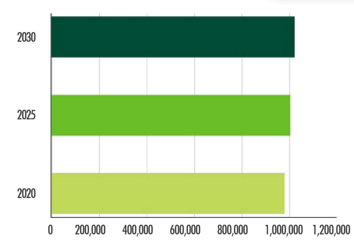
HOME OWNERSHIP

61.2%
OWNER-OCCUPIED UNITS

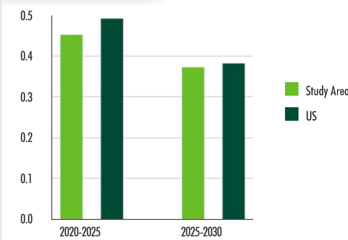
10 MILE RADIUS

POPULATION

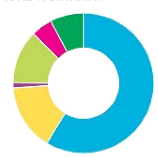
POPULATION BY YEAR



% COMPOUND ANNUAL POPULATION GROWTH



RACE & ETHNICITY



- White - 58.7%
- Black/African American - 15.2%
- American Indian - 1.2%
- Asian - 12.3%
- Native Hawaiian/Other Pacific Islander - 0.0%
- Other Race - 4.9%
- Two or More Races - 7.7%

9.5% HISPANIC/LATINO POPULATION (ALL RACES)

INCOME

$81,215
MEDIAN HOUSEHOLD INCOME

$44,856
PER CAPITA INCOME

HOME OWNERSHIP

53.2%
OWNER-OCCUPIED UNITS

Financial Overview

04

Lease Abstract

TENANT SUMMARY	
Tenant	Dart Advantage Warehousing
Lease Type	Gross
Lease Term Length	September 30, 2026
Year Founded	1996
Headquartered	Little Canada, MN
Website	www.dartaw.com

RENT SCHEDULE	
Dart Advantage Warehousing	
Year 2026	Gross Monthly Rent
Jan 1, 2026 - Sept. 30, 2026	$72,000

Landlord may terminate lease with ninety (90) days notice to tenant.

DART ADVANTAGE WAREHOUSING, INC.

DART ADVANTAGE WAREHOUSING

In business since 1934, Dart has a history of over 80 years of stable, innovative family ownership. The Dart network of affiliated companies provide comprehensive supply chain solutions for organizations throughout the United States. Together, they offer supply chain capabilities in warehousing services, dry van transportation, transportation brokerage, intermodal and portable storage.

Dart Advantage Warehousing was launched in 1996 to fulfill a need that their customers requested. They needed additional space and services to help their businesses grow and succeed.

Contact Us

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