



LITTLE FALLS

Offering Memorandum

Confidential



*Buyer to verify all information contained herein.

LITTLE FALLS - PROPERTY OVERVIEW



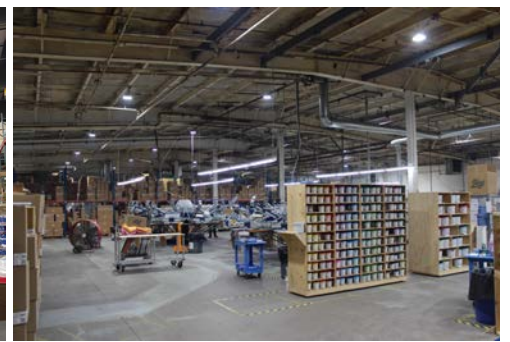
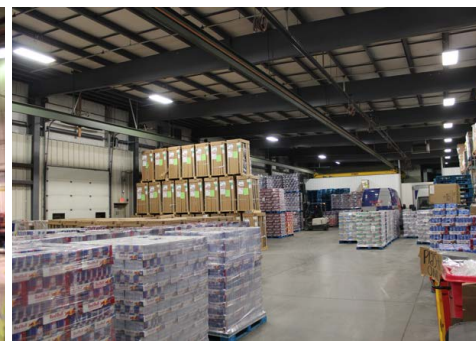
225,963 SF 82.7% Leased 2.6 Year W.A.L.T. \$618.0K est. NOI

609 13th Avenue Little Falls, MN

| | |
|----------------------------|--------------------------------|
| Grade Level Area | 225,963 SF |
| Total Building Area | 276,083 SF |
| Tenancy | Multi-Tenant |
| Office Finish | Less than 10% |
| Clear Height | Varies by building, 14' to 23' |
| Dock/Drive-in Doors | 32 / 4 |
| Roof Description | Varies by building |



LITTLE FALLS - PROPERTY PHOTOS



LITTLE FALLS - PROPERTY DETAILS

PROPERTY INFORMATION

| | |
|----------------------------|---|
| Address | 609 13 th Avenue Little Falls, MN |
| # of Buildings | Six (6) + covered/covered and secured outside storage |
| Tenancy | Multi Tenant |
| Grade Level Area | 225,963 SF |
| Total Building Area | 276,083 SF |
| Acres | 16.3 Acres |
| Parcels | Morrison co. / 487041000 |

TENANT INFORMATION

| | |
|--------------------------|---|
| % Leased | 82.7% |
| Number of Tenants | Fourteen (14) |
| Avg. Tenant Size | 16,309 SF |
| W.A.L.T. | 2.8 Years (as of 4/1/2024) |
| Anchor Tenants | Lakeshirts, 109,414 SF, 9/30/2028 LXP Cavendish, 67,519 SF, 12/31/2028 LXP |

PHYSICAL INFORMATION

| | |
|-----------------------------|--|
| Year Built | Varies by building |
| Clear Height | 14' – 23' |
| Office Finish | Less than 10% |
| Number of Dock Doors | Four (4) |
| Number of Drive-In's | Thirty-two (32) |
| Construction Type | Varies by Building, typically metal framed with insulated metal exterior or concrete block |

MECHANICAL INFORMATION

| | |
|-----------------------------|---|
| Roof Description | 30% of Roof fully replaced 2023 Balance of roof repaired 2023 Portion of roof has 15 or 20 year warranty. (SEE MAP) |
| HVAC Description | Varies by building, typically ceiling mounted gas fired heater |
| Fire and Life Safety | NEED INFO |

Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the 1260 Red Fox Road Arden Hills, MN, 609 13th Avenue Little Falls, MN, 800 10th St Hastings, MN, 715 St. Croix River Falls, WI, and 265 Mound View Road River Falls, WI (“Property” or “Properties”). This Offering Memorandum has been prepared by Modern CRE in association with Scott Reid of Parasell, Inc as broker of record for the State of Wisconsin.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller, Modern CRE or Parasell, Inc.

This Offering Memorandum may not be all-inclusive or contain all information a prospective purchaser may desire. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Modern CRE from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Modern CRE & Parasell, Inc., you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner, Modern CRE & Parasell, Inc. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Properties or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller, Modern CRE or Parasell, Inc. or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of any respective Property.

This Offering Memorandum shall not be deemed to represent the existing conditions of the Property or constitute an indication that there has been no change to the condition of any respective Property since the date this Offering Memorandum.





MODERN
COMMERCIAL

Offering Memorandum

INDUSTRIAL OFFICE WAREHOUSE ACQUISITION OPPORTUNITY

BIDS ACCEPTED FOR THE FULL PORTFOLIO AND ON INDIVIDUAL ASSETS

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Arden Hills, Little Falls, Hastings, MN, River Falls, WI

MODERN CRE: TAILORED COMMERCIAL REAL ESTATE SERVICES FOR YOUR BUSINESS NEEDS

FEBRUARY 2024

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