



Planned Retail Pads

SITE

OFFERING BROCHURE

1300 New Brighton Blvd

1300 NEW BRIGHTON BLVD

Minneapolis, MN 55413

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Table of Contents

4

PROPERTY INFORMATION

Property Summary	5
Complete Highlights	6
Site Plans	7
Tenant Profiles	8

9

LOCATION INFORMATION

Regional Map	10
Location Map	11
Aerial Map	12

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18th Ave NE

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18th Ave NE

SVN | NORTHCO



14,100+ VPD
New Brighton Blvd



Planned Retail Pads



Johnson St NE

35

35

111,000+ VPD

14,100+ VPD

SITE

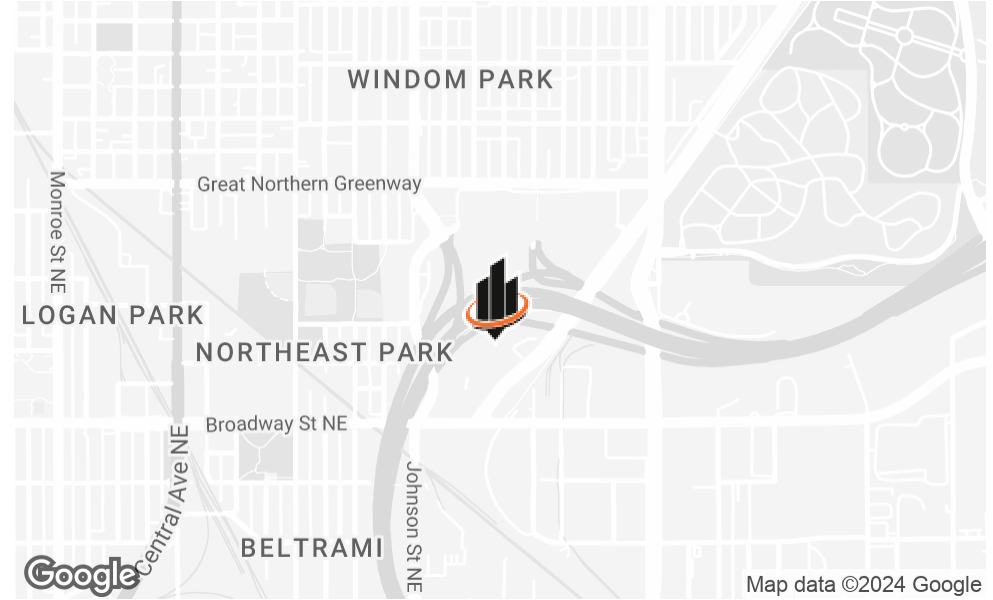
8,500+ VPD
New Brighton Blvd

19,000+ VPD

Broadway St NE

SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Negotiable
LOT SIZE:	5.32 Acres
LEASED:	100%
TENANTS:	Three (3)
USE:	Truck & Trailer Parking
ACHEIVABLE PROFORMA NOI:	\$730,000+
ZONING:	PR2 - Production and Processing

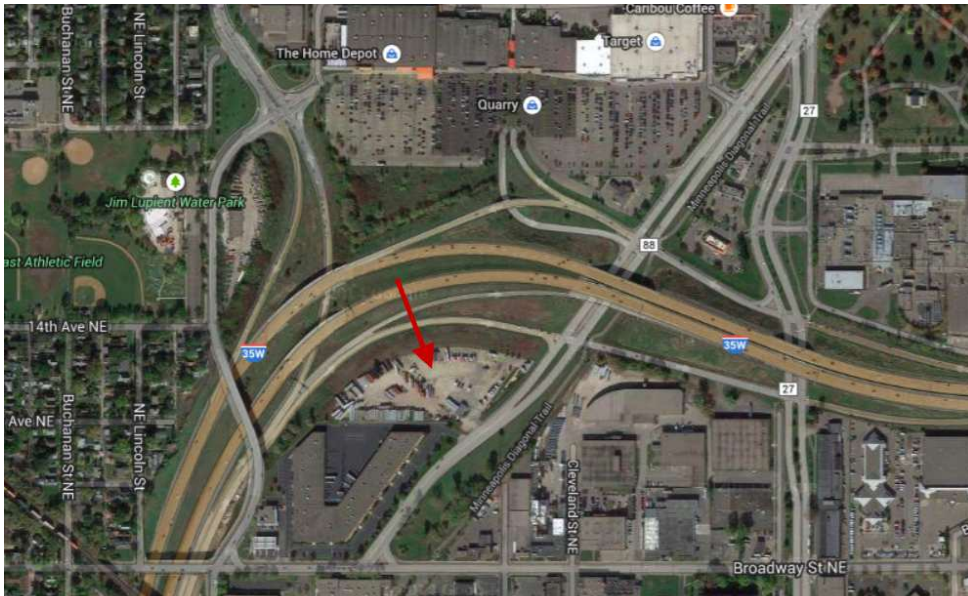
PROPERTY DESCRIPTION

This 1300 New Brighton Blvd site, located right on Interstate 35 West ("I35W") in Northeast Minneapolis, is 100% leased with truck & trailer parking users. The use no longer being allowed by the city of Minneapolis making the "grandfathered" use a Unicorn.

I35W is the main thoroughfare in and out of downtown Minneapolis for those from the Northeast suburbs of the Twin Cities Metro. At 110,000 plus vehicles per day, this site has incredible visibility and access from either direction.

1300 New Brighton Blvd is part of the Mid City industrial and office area, but directly adjacent to dense city neighborhoods. Also directly across I35W is the very popular Quarry retail center with anchor tenants: Target, Home Depot and Cub Foods.

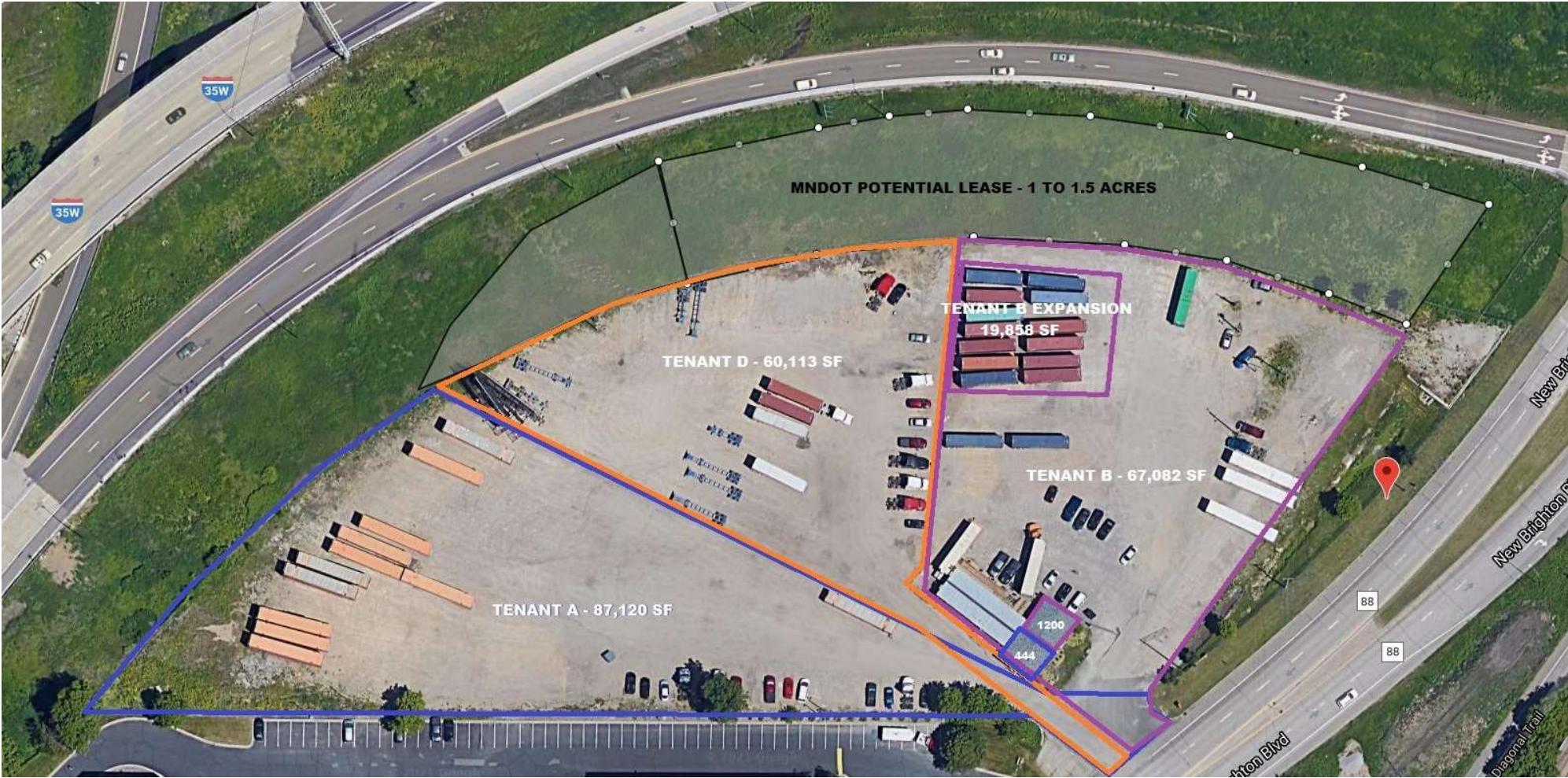
COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 5.32 Acres in the Heart of the Minneapolis Northeast/Quarry
- 100% Leased
- Three (3) Tenants - National & Regional Trucking/Container Companies
- Grandfathered Truck & Trailer Parking Use
- City Use Restrictions Provides for Great Upside in its Leasing Potential - most available truck & trailer parking properties now 20+ miles outside of the city
- Approximately 1,650 SF Office Building Additionally Leased by Two (2) of the Tenants
- Property Expenses Passed Through to Tenants
- Minimal Owner Responsibilities
- Mixture of Paved and Class 5
- Tenant Areas are Separated by Fence
- Access Road is a County Road that DOES NOT have Winter Restrictions
- Power to Property Providing for Lights and Truck/Trailer Plug Ins - at Tenants Expense
- Immediate Investment Upside with Increasing Rents
- Potential Additional Upside by Acquiring Adjacent MNDOT Land
- Great Visibility and Access from Interstate 35W with 110,000+ VPD (MNDot)
- Less than Two (2) Miles from Downtown Minneapolis
- Located on the fringe of the Minneapolis Mid City Industrial neighborhood
- Zoned PR2 - Production and Processing District

SITE PLANS



Tenant Profiles



TENANTS

- TENANT A (Blue): Leases 87,120 SF and 444 SF of Office Space
- TENANT B (Purple): Leases 86,940 SF and 1200 SF of Office Space
- TENANT D (Orange): Leases 60,113 SF

TENANT A

Tenant A is a national, publicly traded, company providing truckload intermodal and logistics services. Tenant A has been leasing here for ____ years.

TENANT B

Tenant B is a national company providing truckload intermodal, logistic and container storage services. Tenant B has leased here for ____ years. Tenant B has expanded its leased area during its tenancy

TENANT D

Tenant D is a regional company providing intermodal trucking and container storages services across the Great Lakes and Midwest regions. Tenant D has been leasing here for over ____ years.



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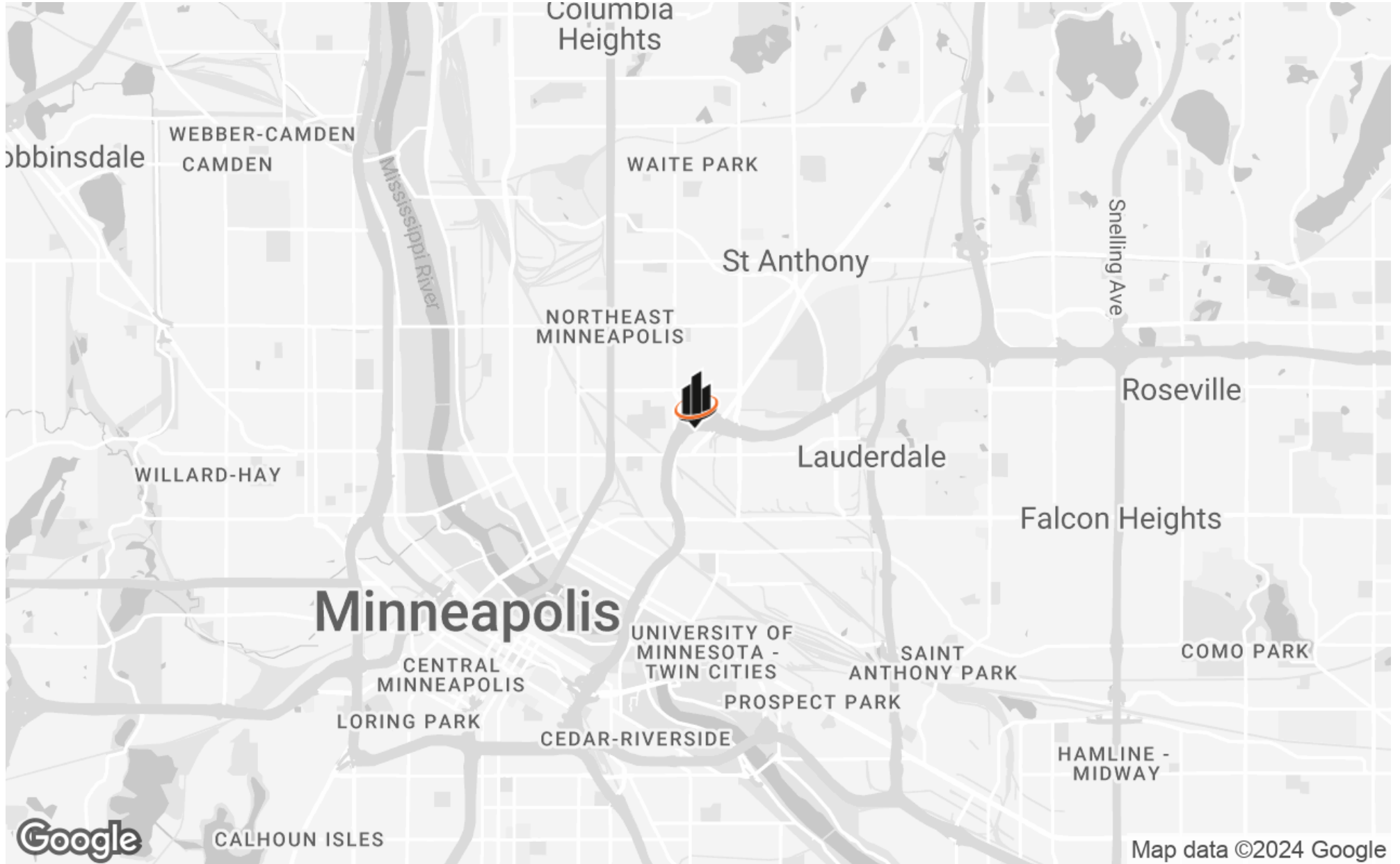
New Brighton Blvd

SECTION 2
Location
Information

REGIONAL MAP



LOCATION MAP



AERIAL MAP

