

Disclaimer

- The information contained in this marketing brochure is believed to be accurate, but is unverified. For example, square footages have been approximated. Its purpose is to provide a preliminary background of the property to potential buyers, who are to undertake their own verification and discovery of the property. The information contained in these materials is not a substitute for a prospective buyer's thorough investigation of the property. No representation or warranty is made by Service Industrial LLC regarding the accuracy or completeness of the content herein. A prospective buyer is solely responsible for independent investigation of the property and any costs or expense incurred through evaluation of the property.



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2020 Energy Park Dr, Saint Paul

48,200sf single-tenant building

- Approx 40,600sf warehouse / mfg space
- Approx 4,900sf main level office with break room, locker room
- Approx 2,700sf 2nd floor office

14' to 18' clear height

Fully climate controlled

3 docks, 1 drive-in

Built in 1986; newest section in
2008

Industrial Investment Building for Sale



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Tenant Profile

- Larkin Industries, a print finishing services provider, was acquired by Tru-Cut LLC / Confluent Holdings in 2021.
- Tru-Cut LLC / Confluent Holdings; a private equity company with 40 locations, focuses on long-term hold & company growth <https://www.confluentholdings.com/our-businesses>
- Business holdings of parent company are focused in the manufacturing, packaging, and supply industries.
- Confluent owns 21 industrial businesses across the country.





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Lease notes

- \$288,024 base rent for 2026
- Tenant pays property taxes and operating expenses.
- Landlord carries own building insurance, not reimbursed by Tenant. (\$12,969)
- Estimated NOI: \$275,055
= base rent - insurance
- Annual rent increases tied to consumer price index; next adjust 3/1/27.
- Lease expiration 3/1/2031.
- Tenant holds two 5-year renewal options.
- Tenant shares responsibility in maintaining and replacing HVAC, roof, & parking lot.

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Service Industrial

Clean, well-maintained building with curb appeal



White walls & ceilings in 18' clear
warehouse

Good lighting and sound concrete slab



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Sticky tenant:

- Heavy power service
- Heavy machines in place
- Fully climate-controlled environment



Functional space in prime MSP location





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For more information and showings, contact:

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