

ENGINEERING & MANUFACTURING FACILITY

📍 105 Donovan Dr, Alexandria, MN 56308



INVESTMENT HIGHLIGHTS



HEADQUARTERS LOCATION

15+ Years



LONG LEASE TERM REMAINING

±10.5 Years



ANNUAL INCREASES

2.00% or 1.25x CPI



VALUE ADD OPPORTUNITY

35% below Sub-Market Rents



ZERO LANDLORD RESPONSIBILITIES

Absolute NNN

THE OFFERING

Northmarq, on behalf of ownership, is pleased to present the exclusive offering of a 100% fee simple interest in the Engineering & Manufacturing Solutions property located at 105 Donovan Dr, Alexandria, MN 56308 ("Property").

The property features an absolute NNN lease with ± 10.5 years remaining, providing highly passive ownership with zero landlord responsibilities. The tenant covers all taxes, insurance, operating expenses, and capital expenditures. The lease includes annual rent increases at the lesser of 1.25x CPI or 2%, with four (4) remaining five-year renewal options, offering long-term income stability and growth potential.

The Tenant is a leader in producing custom-engineered plastic components and assemblies. The company serves industries requiring high precision and complexity, excelling in intricate production processes, assisting with new product launches, and managing product life cycles to ensure exceptional quality and operational efficiency.



Offering Price:
\$6,345,297



Cap Rate:
7.25%



View the Full OM Here >>



Subject Property

OFFERED EXCLUSIVELY BY:

Brian Ritchie
Associate
britchie@northmarq.com | 813.477.8546

Jason W. Powell, CCIM
Senior Vice President & Partner
jpowell@northmarq.com | 404.823.6754

Colin Couch
Senior Vice President
ccouch@northmarq.com | 404.823.6376

Tyler McCain
Investment Sales Analyst
tmccain@northmarq.com | 404.823.6753

In Association
Anne Perrault
MN Lic #40564077