

INDUSTRIAL TRUCKING TERMINAL

MULTI-TENANT INVESTMENT
STRONG CORPORATE GUARANTEES | LONG TERM LEASES

3303 TERMINAL DRIVE, EAGAN, MN 55121



INDUSTRIAL TRUCKING TERMINAL

MULTI-TENANT INVESTMENT
STRONG CORPORATE GUARANTEES | LONG TERM LEASES

3303 TERMINAL DRIVE, EAGAN, MN 55121

Offering Memorandum Disclaimer

This Confidential Offering Memorandum ("Memorandum") is being delivered subject to the terms of the Confidentiality Agreement (the "Confidentiality Agreement") signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in the subject property mentioned herein ("the "Project"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Seller of Record ("Managing Member"), or its exclusive broker, Marcus & Millichap ("Exclusive Broker"). This Memorandum was prepared by Exclusive Broker based primarily on information supplied by Managing Member. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Exclusive Broker nor Managing Member guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Exclusive Broker nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Exclusive Broker and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Managing Member and any conditions to Managing Member's obligations thereunder have been satisfied or waived. Managing Member has retained Exclusive Broker as its exclusive broker and will be responsible for any commission due to Exclusive Broker in connection with a transaction relating to the Project pursuant to a separate agreement. Exclusive Broker is not authorized to make any representation or agreement on behalf of Managing Member. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Managing Member and all parties approved by Managing Member and may be used only by parties approved by Managing Member. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

EXCLUSIVELY LISTED BY:

CRAIG ELSTER

Vice Presidents Investments
Net Leased Properties Group
(949) 419-3223
craig.elster@marcusmillichap.com
Lic. CA 01958307

RON DUONG

Senior Managing Director Investments
Senior Director, National Retail Group
(949) 419-3233
ron.duong@marcusmillichap.com
Lic. CA 01438643

BROKER OF RECORD:

Jon Ruzicka
Lic #: 40583288

EXECUTIVE SUMMARY



Brand New Long-Term Leases



Strong Mix of National Brands



High Annual Increases

Industrial Property in Excellent Condition

- ▶ **Large Lot with Over 6 Acres | 18,176 SF Trucking Repair Facility** with Attached Driver's Lounge
- ▶ High Barriers of Entry into this Market for this Use Due to Zoning Restrictions
- ▶ Asphalt Paved Parking Lot with **170 Parking Spaces**
- ▶ Concrete Tilt-Up Construction

Strong Corporate Guarantees

- ▶ NNN Industrial Property with Minimal Landlord Responsibilities, Which is Ideal for an Investor not Local to the Market
- ▶ Schneider Trucking is a Publicly Traded Company (NYSE: SNDR) with **Revenue in Excess of \$5.6 Billion Resulting in a YOY Increase of 23%**
- ▶ Schneider Trucking has Over 50,000 Carriers
- ▶ McLane Foodservice is One of the Largest Supply Chain Service Leaders in the Country with **Revenue in Excess of \$50 Billion**
- ▶ McLane Company Inc is Wholly Owned by Berkshire Hathaway Inc (NYSE: BRK)

Pride of Ownership Property in Eagan, MN

- ▶ **Dense, Infill Area with Over 159,000 Residents** within 5 Miles of the Subject Property
- ▶ Affluent Area with an **Average Household Income Exceeding \$107,000** within 5 Miles
- ▶ Located within 6 Miles of the Minneapolis-Saint Paul International Airport
- ▶ Located in a Industrial Area with National Brands such as Ryder Truck Rental, Reliable Property Services, Jomar Freight Delivery, Brill Inc, Blue Cross Health, U-Haul, Citi Cargo, and many more



FINANCIAL ANALYSIS

Offering Summary

Property Name	Trucking Terminal
Property Address	3303 Terminal Drive Eagan, MN 55121
Assessor's Parcel Number	10-77199-01-020
Current Occupancy	100%
Gross Leasable Area (GLA)	±18,176 Square Feet
Lot Size	±6.75 Acres (±294,030 Square Feet)

Pricing

Price	\$11,355,000
Cap Rate	6.50%

Annualized Operating Data

Net Operating Income	\$738,000
----------------------	-----------



Rent Roll

Tenant Name	Expiration	Monthly Rent	Increases	Lease Type	Options
McLane Foodservice Inc	8/31/2027	\$11,500	3% Annual	NNN	Two, Three-Year
RMQ Inc	9/30/2025	\$23,500	4% Annual	NNN	None
Schneider Trucking	8/30/2025	\$26,500	3.7% Annual	NNN	Two, Three-Year
	Monthly:	\$61,500			
	Annual:	\$738,000			

TENANT OVERVIEW

Schneider Trucking

Schneider National, Inc. is a provider of truckload, intermodal and logistics services. Schneider's services include regional, long-haul, expedited, dedicated, bulk, intermodal, brokerage, cross-dock logistics, pool point distribution, supply chain management, and port logistics.



Schneider hauls 19,318 loads per day, with 11,650 company drivers, 10,120 company trucks and 33,830 trailers on the road. The company has 166 facilities, conducting business in the United States, Mexico and China. Schneider's customers include more than two-thirds of the FORTUNE 500 companies

Website	www.schnieder.com
Lease Expires	09/30/2025
Square Feet	9,906 SF

McLane Foodservice Inc

"McLane Company, Inc. is one of the largest supply chain services leaders in the United States, providing grocery and foodservice solutions for convenience stores, mass merchants, drug stores and chain restaurants. Through McLane Grocery and McLane Foodservice, McLane operates over 80 distribution centers and one of the nation's largest private fleets.



The company buys, sells and delivers more than 50,000 consumer products to nearly 110,000 locations across the U.S. Additionally, McLane provides alcoholic beverage distribution through its subsidiary, Empire Distributors, Inc. McLane is a wholly owned unit of Berkshire Hathaway Inc (NYSE: BRK) and employs over 20,000 teammate" (mclaneco.com)

Website	www.mclaneco.com
Lease Expires	08/31/2027
Square Feet	3,108 SF

EXECUTIVE SUMMARY

Aerial Photo

Minneapolis-Saint Paul Int. Airport
±3 Miles

NE Interchange
I-35E & I-494
±210,447 Cars Per Day

NWC Interchange
Hwy 77 & I-494
±171,351 Cars Per Day

Aerotek

Coca-Cola

COSTCO
WHOLESALE



Mall of America | ±2 Miles



Ryder

safety-Kleen

SAM'S
CLUB

UNITED STATES
POSTAL SERVICE

PENSKE
Truck Rental

THE
HOME
DEPOT

ups

BlueCross
BlueShield

U-HAUL

SUBJECT
PROPERTY

TMI
COATINGS
PAINTING &
RESTORATION
CONTRACTORS

GOODYEAR

THOMSON REUTERS

Hwy 77 & Hwy 13
±105,147 Cars Per Day

iStorage

Twin Cities Premium Outlets
±94 Stores



Minneapolis | ±10 Miles North



SiteOne
LANDSCAPE SUPPLY

pepsi

Burger King



McDonald's

Days Inn
& Suites

Demographics - 5-Mile Radius
Population: ±159,452
Households: ±66,019
Avg. HH Income: \$107,482

SW Interchange
Hwy 77 & I-35E
±129,071 Cars Per Day

Close Up Aerial Photo



Terminal Drive
±9,600 Cars Per Day

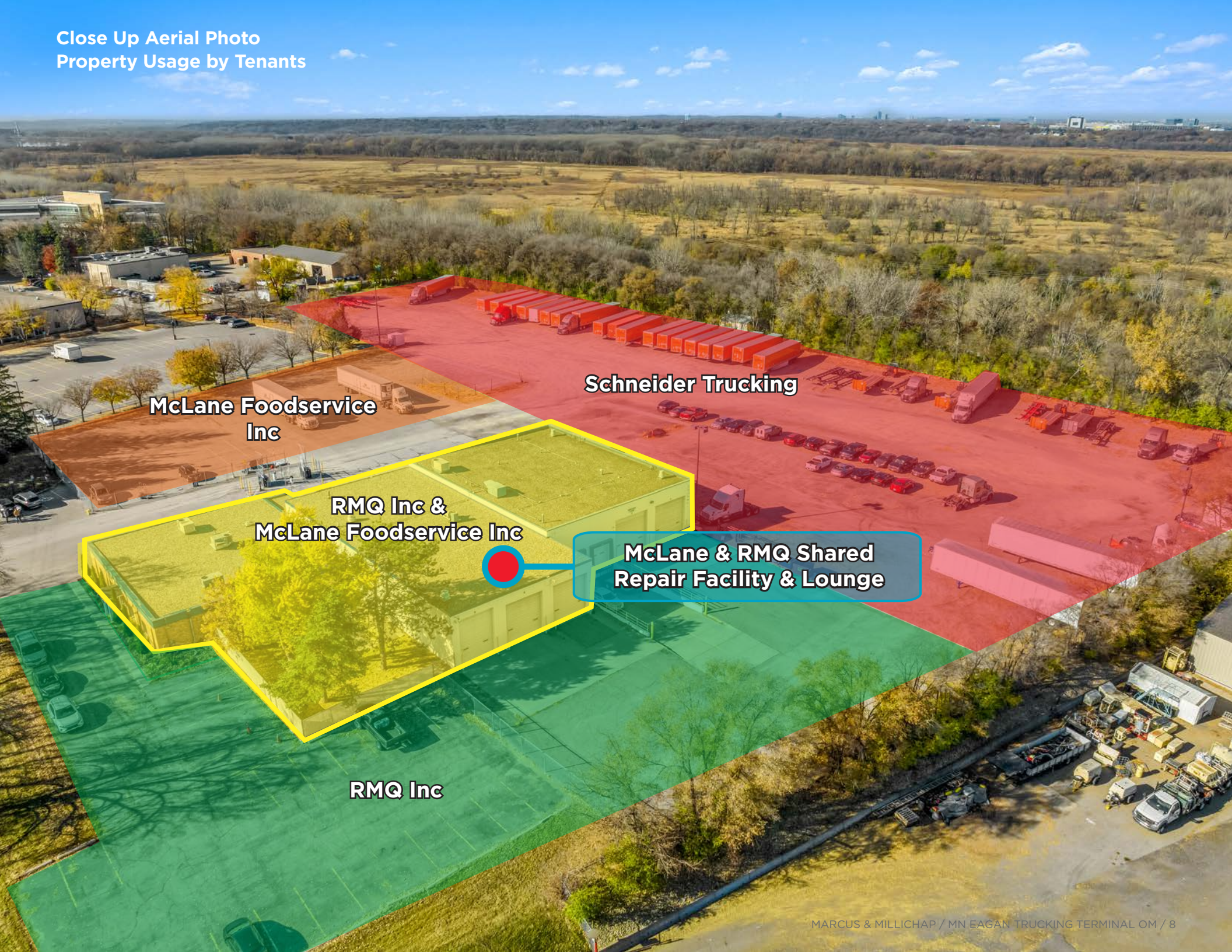
Minneapolis | ±10 Miles North

**SUBJECT
PROPERTY**



NOTE: Property boundary lines are estimated and must be independently verified by potential Buyers.

Close Up Aerial Photo
Property Usage by Tenants



McLane Foodservice
Inc

Schneider Trucking

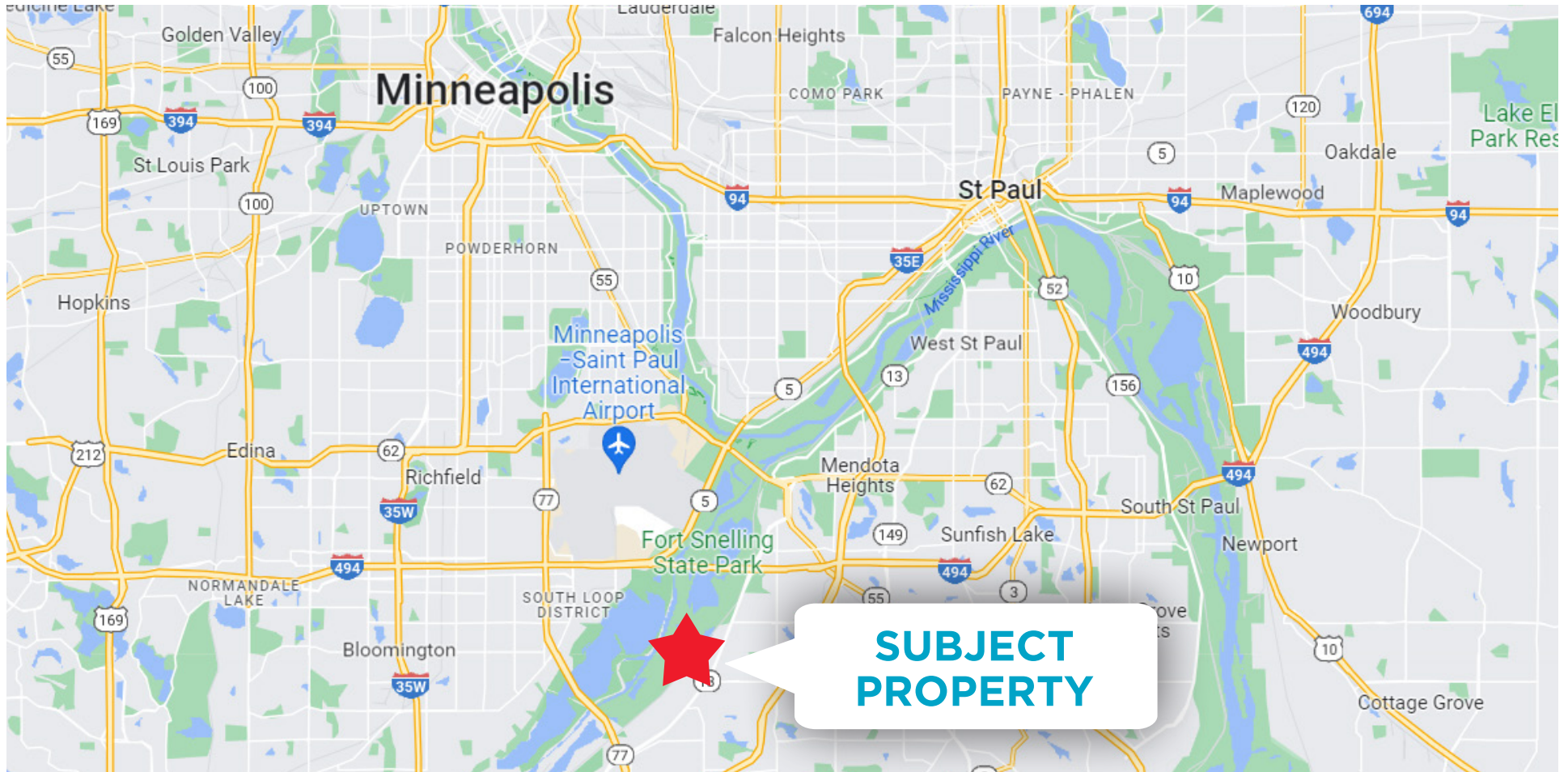
RMQ Inc &
McLane Foodservice Inc

McLane & RMQ Shared
Repair Facility & Lounge

RMQ Inc

MARKET OVERVIEW

Regional Map



±107,000

CARS PER DAY ON
INTERSTATE 35E



±3 MILES

TO MINNEAPOLIS-SAINT PAUL
INT. AIRPORT



±10 MILES

TO DOWNTOWN
MINNEAPOLIS



±77,000

CARS PER DAY NORTH
OF HWY 77

MARKET OVERVIEW

Minneapolis–Saint Paul Metropolitan Area

Minneapolis is a major city in Minnesota that forms “Twin Cities” with the neighboring state capital of St. Paul. Bisected by the Mississippi River, it’s known for its parks and lakes. Minneapolis is also home to many cultural landmarks like the Walker Art Center, a contemporary art museum, and the adjacent Minneapolis Sculpture Garden, famed for Claes Oldenburg’s “Spoonbridge and Cherry” sculpture.



In 2021, the population of the Minneapolis-St. Paul-Bloomington metropolitan area in the United States was about 3.69 million people.

The region is Minnesota’s economic, cultural, and political center. The Twin Cities is a hub for the healthcare, technology, retail, and agriculture industries. It is home to several Fortune 500 corporations. Major companies headquartered here include UnitedHealth Group, Target, Best Buy, Land O’Lakes, 3M, and General Mills. During the late 19th century and early 20th century, the Twin Cities, especially Minneapolis, was known for its large flour milling industry.

The cities host four professional sports teams, including the Minnesota Vikings, the Minnesota Twins, and the Minnesota Wild. In addition, the Twin Cities is known for being home to the Mall of America, the First Avenue music venue, the Minnesota State Capitol, and the Minneapolis Institute of Art.

The City of Eagan, MN

Eagan is a city in Dakota County, Minnesota. It is south of Saint Paul and lies on the south bank of the Minnesota River, upstream from the confluence with the Mississippi River. Eagan and the other nearby suburbs form the southern section of the Minneapolis–Saint Paul area.



City of Minneapolis



Eagan Bridge



Mall of America

MARKET OVERVIEW

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2027 Population	4,476	45,522	161,688
2022 Population	4,245	44,358	159,452
2010 Population	3,733	41,397	151,974
2000 Population	3,742	40,357	150,337

Households	1-Mile	3-Miles	5-Miles
2027 Households	2,129	20,706	67,392
2022 Households	1,995	19,959	66,019
2010 Households	1,709	18,165	61,902
2000 Households	1,603	17,097	60,094
2027 Owner Occupied Housing	38.1%	60.5%	68.7%
2027 Renter Occupied Housing	57.7%	36.3%	29.2%
2022 Owner Occupied Housing	50.0%	58.8%	65.1%
2022 Renter Occupied Housing	50.0%	41.3%	34.9%
2010 Owner Occupied Housing	53.1%	62.5%	67.9%
2010 Renter Occupied Housing	46.9%	37.6%	32.1%

Income	1-Mile	3-Miles	5-Miles
\$ 0 - \$ 14,999	7.3%	5.9%	6.5%
\$ 15,000 - \$24,999	5.1%	5.3%	5.6%
\$ 25,000 - \$34,999	11.1%	7.3%	7.1%
\$ 35,000 - \$49,999	13.3%	12.4%	11.5%
\$ 50,000 - \$74,999	23.9%	20.1%	17.6%
\$ 75,000 - \$99,999	16.3%	14.6%	14.7%
\$100,000 - \$124,999	7.5%	10.8%	11.1%
\$125,000 - \$149,999	7.6%	7.4%	8.0%
\$150,000 - \$200,000	3.2%	7.7%	8.5%
\$200,000 to \$249,999	1.7%	3.2%	3.9%
\$250,000 +	3.1%	5.2%	5.5%
2022 Median Household Income	\$63,251	\$73,376	\$77,659
2022 Average Household Income	\$81,661	\$102,679	\$107,482



\$107,482

2022 AVERAGE HOUSEHOLD INCOME
(5-MILE RADIUS)



INDUSTRIAL TRUCKING TERMINAL

MULTI-TENANT INVESTMENT
STRONG CORPORATE GUARANTEES | LONG TERM LEASES

3303 TERMINAL DRIVE, EAGAN, MN 55121

EXCLUSIVELY LISTED BY:

CRAIG ELSTER

Vice President Investments
Net Leased Properties Group
(949) 419-3223
craig.elster@marcusmillichap.com
Lic. CA 01958307

RON DUONG

Senior Managing Director Investments
Senior Director, National Retail Group
(949) 419-3233
ron.duong@marcusmillichap.com
Lic. CA 01438643

BROKER OF RECORD:

Jon Ruzicka
Lic #: 40583288

©2022 Marcus & Millichap. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Marcus & Millichap's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Marcus & Millichap. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND MARCUS & MILLICHAP IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.