

5 TRUCKING TERMINAL LOCATIONS

3 Minnesota Facilities | 2 Wisconsin Facilities



LEASING OPPORTUNITY - MINNESOTA AND WISCONSIN

Five cross-dock truck terminals, transport, distribution strategically located across the upper Midwest.

Each location offers acreage, multiple dock doors, ample parking, and building square footage.

OFFERING SUMMARY

- | | |
|----------------------|--|
| • Hermantown, MN | 3.54 Acres 13 Dock Doors 5,124 SF |
| • Waite Park, MN | 4.62 Acres 19 Dock Doors 5,900 SF |
| • Courtland, MN | 7.47 Acres 19 Dock Doors 6,300 SF |
| • Chippewa Falls, WI | 1.80 Acres 18 Dock Doors 4,720 SF |
| • Grand Chute, WI | 3.60 Acres 40 Dock Doors 24,332 SF |

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42 DOOR CROSS DOCK TRUCKING TERMINAL

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**801 JULEP ROAD, WAITE PARK, MN 56387**

Building SF:	5,900 SF
Land Area (Acres):	4.62 Acres
Year Built:	1983
Dock Doors:	19
Lease Rate:	Negotiable

12852 37TH AVENUE, CHIPPEWA FALLS, WI 54729

Building SF:	4,720 SF
Land Area (Acres):	1.80 Acres
Year Built:	2006
Dock Doors:	18
Lease Rate:	Negotiable

1039 MAIN STREET, COURTLAND, MN 56021

Building SF:	6,300 SF
Land Area (Acres):	7.47 Acres
Year Built:	2006
Dock Doors:	19
Lease Rate:	Negotiable

2240 W SPENCER ST, GRAND CHUTE, WI 54914

Building SF:	17,000 SF & 7,320 SF
Land Area (Acres):	3.60 Acres
Year Built:	1970
Dock Doors:	40
Lease Rate:	Negotiable

3759 MIDWAY ROAD, HERMANTOWN, MN 55810

Building SF:	5,124 SF
Land Area (Acres):	3.54 Acres
Year Built:	2002
Dock Doors:	13
Lease Rate:	Negotiable

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ADDRESS	BLDG SIZE (SF)	LEASE RATE	DESCRIPTION
2240 W Spencer Street	16,188 SF	Negotiable	• 10,080 SF Warehouse Area • 3,708 SF Office • 1,800 SF Wash Bay • 600 SF Enclosed Canopy • (20) 8' x 8' dock doors • (22) 8' x 10' dock d
2242 W Spencer Street	7,380 SF	Negotiable	-

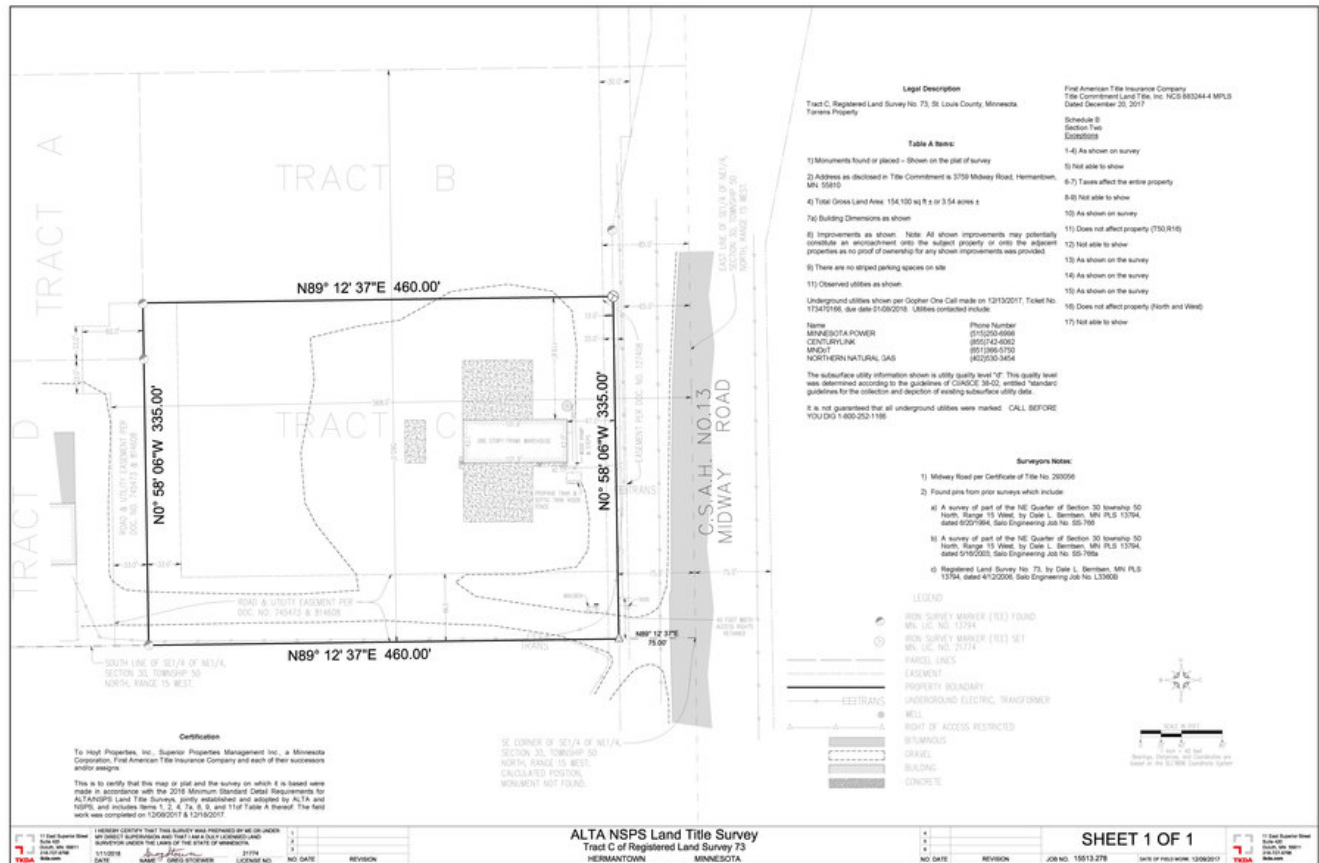
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HERMANTOWN, MN

5,124 SF | 3.54 Acres | 13 Dock Doors



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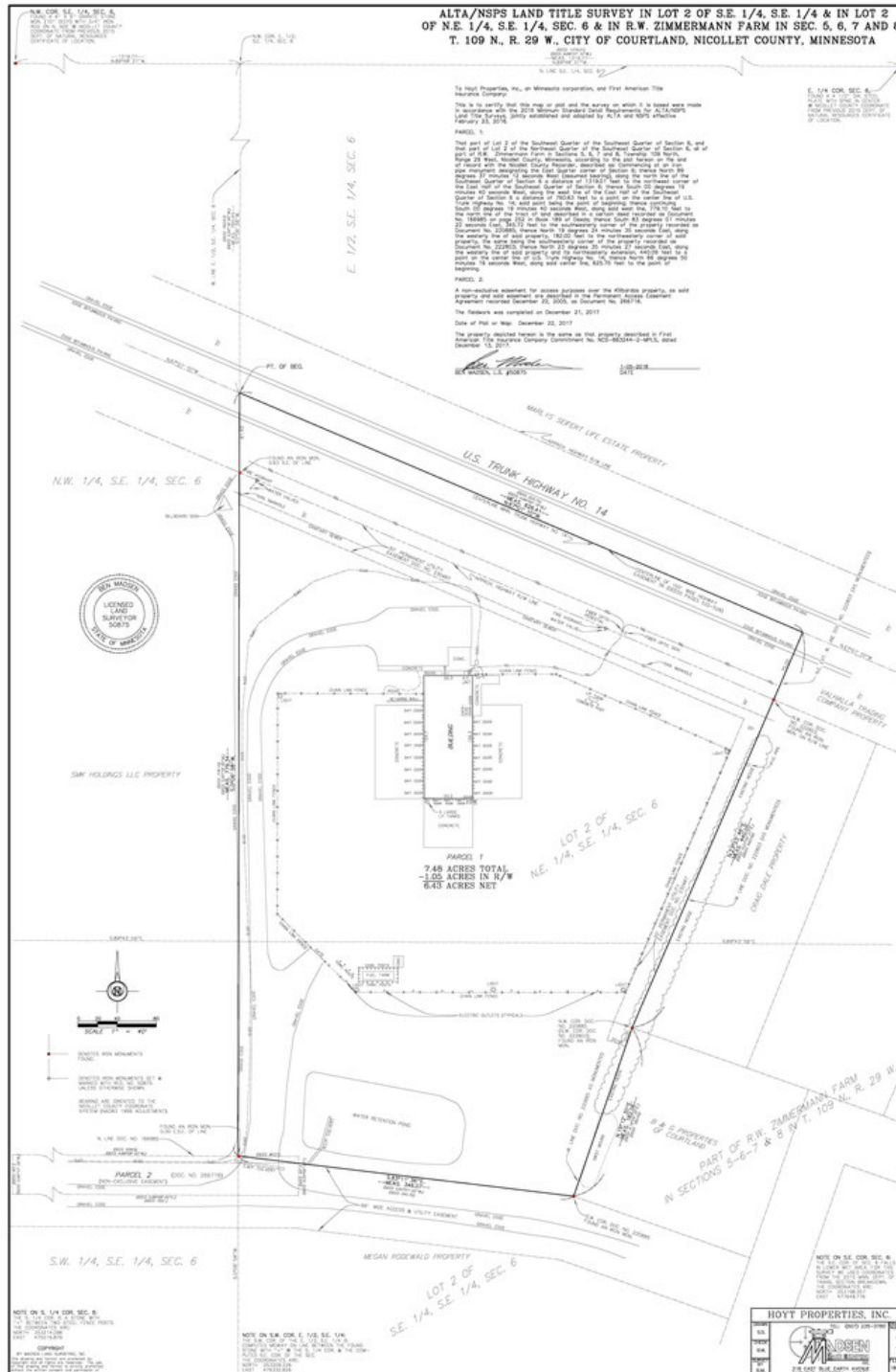
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WAITE PARK, MN



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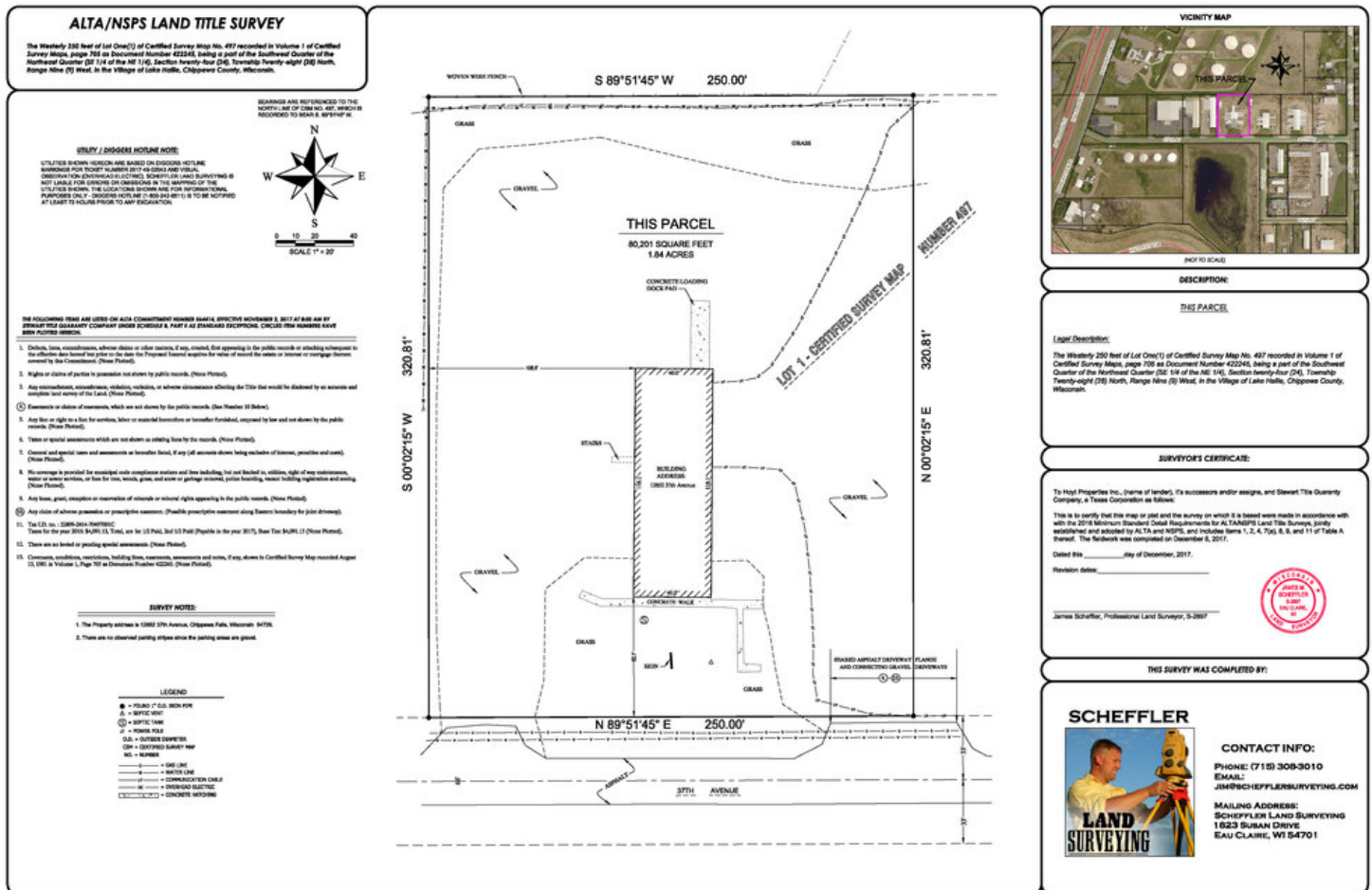


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INDUSTRIAL FOR LEASE

GRAND CHUTE, WI

17,002 SF & 7,320 SF | 3.60 Acres | 40 Dock Doors



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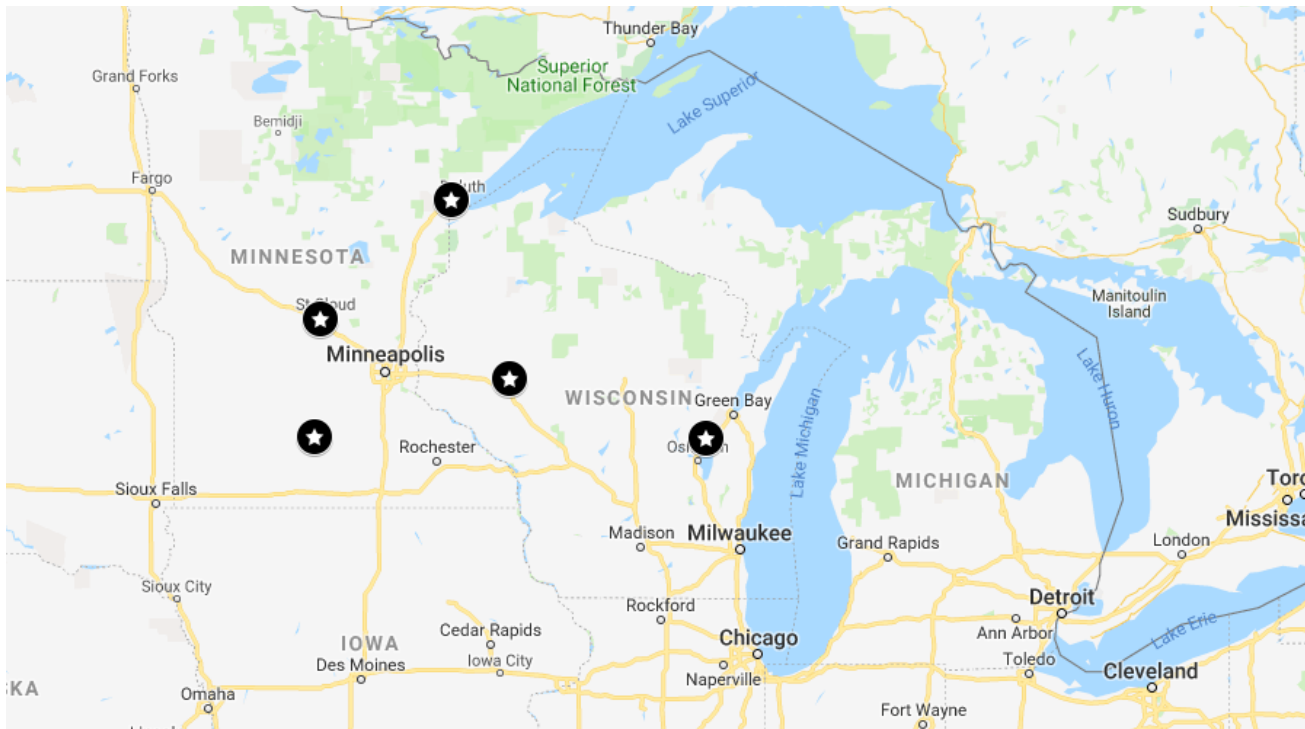
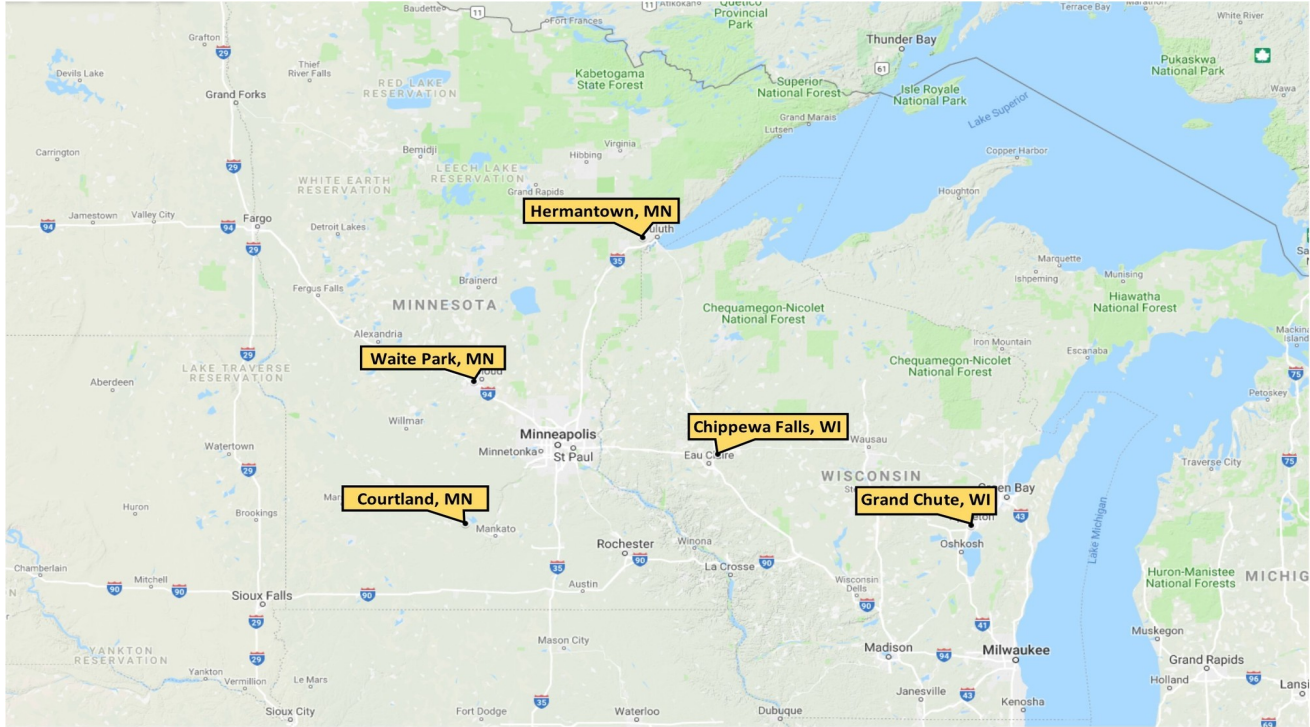
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5 SINGLE TENANT NET LEASED PROPERTIES

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