

FOR SALE



Net Leased Investment Property For Sale

United Parcel Service Transfer Station 3057 SE Hwy 10, St. Cloud, Minnesota

This property is located just south of St. Cloud and has been leased to United Parcel Service since 1985. They recently signed a fresh five-year extension at \$5,900 per month plus taxes and insurance and other operating expenses. Commencing November 1, 2018 the rent goes to \$6,100 per month plus taxes, insurance and operating expenses. Current

annual net rent is \$70,800. The facility is being offered at \$890,000, which is an initial capitalization rate of approximately 8%. This is a specialty facility with custom equipment for handling parcels that has served UPS well for many, many years. The Highway 10 location provides good access, which leads to other major routes in all directions.



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The information contained herein has been obtained from the property owner or other sources that we deem reliable. However, neither the owner nor Granite City Real Estate LLC guarantees the accuracy of such information.

Property Facts:

Construction Envelope:	Concrete foundation, steel frame walls with steel roof trusses and sheet metal sides and roof.
Building Height:	16 feet
Utilities:	Private well and septic
Plumbing:	Men's and Women's restrooms and break room
Heating and Cooling:	Standard forced air furnace in office area with supplemental electric baseboard; hanging forced air unit heaters in the warehouse.
Doors:	20 overhead doors and two loading docks. Multiple service doors.
Interior Finish:	Office has ceramic tile floors, gypsum board walls and ceilings, and acoustical ceiling tiles.
Warehouse:	Unfinished open frame
Electrical:	Underground service to the building with ample electrical supply.
Lighting:	Commercial inlay and surface mount fluorescent lights.
Site Improvements:	Asphalt around the building.

Tenant pays for all interior nonstructural maintenance, and nonstructural repairs to the building and the machinery and equipment contained therein. Landlord and tenant share equally the cost of necessary replacements to the building, including plumbing fixtures, HVAC equipment, septic and lines, all service and utility pipes and electrical wires. Landlord to maintain structural, such as roof, walls, foundation and floor slab.

Year Built:	1971
Building Area:	
Warehouse:	17,470 SF
Main Level Office:	1,288 SF
Mezzanine:	1,144 SF
Total:	19,902 SF
Land Area	3+ Acres
Taxes payable in 2016:	\$15,649.00
Parcel number:	25-017-1106



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