



OFFERING MEMORANDUM

391 Old Highway 12 W

Fully Leased Ambient Storage Warehouse | Ortonville, Minnesota

\$3,200,000

94,632 SF | Industrial | Ambient Storage / Warehouse

Prepared by James Jensen, CCIM & Lindsey Brown

Executive Summary

Fully leased NNN warehouse with day-one cash flow from a Top Fortune 500 Company in Agribusiness.



Investment Thesis

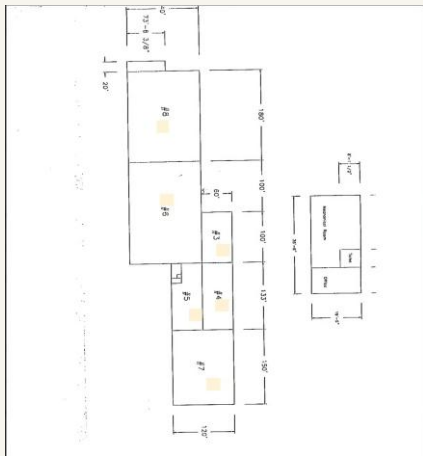
- 100% leased to a Top Fortune 500 Company in Agribusiness under an executed 94,632 SF NNN lease commencing October 1, 2026.
- In place annualized base rent of \$359,602 (\$3.80 PSF) with 2.5% annual escalations, an 11.24% going-in return on the asking price.
- Building being converted to all ambient storage.
- Located in Ortonville, Minnesota within an Opportunity Zone and the Upper Midwest agricultural/logistics corridor.

Asking Price	\$3,200,000	Year Built / Renovated	1960 / 1996
Price / SF	\$33.82	Clear Height	16'–20'
Building Size	94,632 SF	Loading Docks	4
Lot Size	Approx. 5 acres	Zoning	Industrial

Investor Highlight: 11.24% in place cap rate on asking price | \$1,877,064 in contractual base rent over the 5-year term.

Property Snapshot

Address	391 Old Highway 12 W, Ortonville, MN 56278	Asking Price	\$3,200,000
Property Type	Industrial	Price / SF	\$33.82
Subtype	Ambient Storage/ Warehouse	Lot Size	Approx. 5 acres
Class	B	Buildings	1
Tenancy	Single (100% Leased)	Zoning	Industrial
Square Footage	94,632 SF	Loading Docks	4
Year Built	1960	Ceiling Height	16'-20'
Year Renovated	1996	Broker Co-Op	Yes
APN	22-1659-000	Current Use	Ambient Storage



Facility Features

Industrial building being converted to all ambient storage for an agribusiness tenant.



Core Infrastructure

- 94,632 SF warehouse being converted to all ambient storage.
- Former FDA certified food grade facility construction.
- Fully sprinklered building with majority LED lighting.
- Four loading docks and 16'–20' ceiling heights.

Long-Term Value

- Multiple divided warehouse sections support efficient storage, staging, and inventory management.
- Potential expansion capability on approximately 5 acres.
- Functional layout suits ag, 3PL, storage, and distribution users, supporting long-term re-leasing flexibility.



Location & Market Position

A practical Upper Midwest hub serving Minnesota, South Dakota, North Dakota, and regional ag/food markets.



Regional Advantages

- Located in the City of Ortonville's Opportunity Zone.
- Established agricultural market that directly supports the tenant's use.
- Convenient regional routes into Minnesota, South Dakota, North Dakota, and the surrounding Upper Midwest.
- Strong fit for investors seeking fully leased NNN industrial assets with agribusiness tenancy.

94,632 SF NNN Lease Summary

Executed NNN lease: 100% leased to a Top Fortune 500 Company in Agribusiness.

Lease Terms

Premises	94,632 SF (100% of building)
Use	Ambient Storage
Commencement	October 1, 2026
Term	5 years (10/1/2026 – 9/30/2031)
Rent Structure	\$3.80 PSF NNN
Escalation	2.5% annually
Security Deposit	None; first month's rent prepaid at lease execution

Tenant

Top Fortune 500 Company in Agribusiness. Tenant identity and financial information available to qualified buyers upon execution of a confidentiality agreement.

Selected Conditions

- October 2026 base rent is calculated on 53,200 SF; rent on the full 94,632 SF begins November 1, 2026.
- Landlord to recharge sprinkler system prior to lease commencement if required for tenant's storage needs.
- Tenant has one-time termination right after year three with 6 months prior written notice.
- Two 3-year renewal options at then current market rate.

Lease Revenue Schedule

Contractual base rent under the executed lease. NNN reimbursements are not included.

5-Year Base Rent Schedule

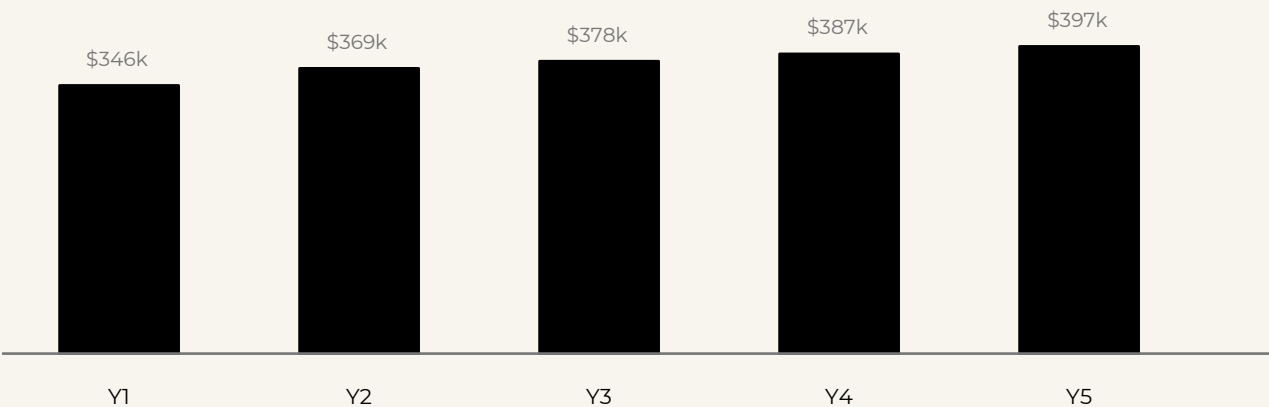
Lease Year	Rate / SF	Annual Base Rent	Monthly Base Rent
Year 1	\$3.80	\$346,481	\$16,847 / \$29,967*
Year 2	\$3.90	\$368,592	\$30,716
Year 3	\$3.99	\$377,806	\$31,484
Year 4	\$4.09	\$387,252	\$32,271
Year 5	\$4.19	\$396,933	\$33,078

5-Year Contractual Base Rent

\$1,877,064

\$3.80 PSF NNN on 53,200 SF for October 2026, then 94,632 SF from 11/1/2026. 2.5% annual escalations.
*Oct. / Nov.–Sep. monthly rent.

Annual Base Rent Growth



Investment Returns & Tenant Profile

Return on the \$3,200,000 asking price based on contractual base rent.

Return on Price

Year	Annual Base Rent	Cap Rate on Price	Cumulative Rent
Year 1	\$346,481	10.83%	\$346,481
Year 2	\$368,592	11.52%	\$715,073
Year 3	\$377,806	11.81%	\$1,092,880
Year 4	\$387,252	12.10%	\$1,480,131
Year 5	\$396,933	12.40%	\$1,877,064

In-Place Cap Rate

11.24%

In-place cap rate = \$359,602 annualized rent ÷ \$3.2M price. Year 1 reflects October 2026 rent on 53,200 SF. Excludes landlord roof/structure costs and reserves.

Tenant: A Top Fortune 500 Company in Agribusiness, providing investors with day-one cash flow backed by an established national agribusiness tenant.



Value Story

- Fully leased industrial asset at a low basis of approximately \$33.82/SF.
- 94,632 SF NNN lease to a Top Fortune 500 Company in Agribusiness, providing day-one cash flow with 2.5% annual rent growth.
- 11.24% in-place cap rate on asking price, growing to 12.40% in Year 5 through contractual escalations.
- Opportunity Zone positioning, regional distribution utility, and expansion potential on approx. 5 acres.

Low Basis

\$33.82 / SF

In-Place Rent

\$359,602

Term

5 Years



Lease & Diligence Considerations

Lease

- Executed 5-year NNN lease with a Top Fortune 500 Company in Agribusiness, commencing October 1, 2026.
- Tenant use involves ambient storage.
- Tenant has a one-time termination option after year 3 with 6 months prior notice; two 3-year renewal options.

Building / System Items

- Alarm and life safety compliance stated; landlord to recharge sprinkler system prior to commencement if required for tenant storage.
- Landlord responsibilities include roof, structure, exterior walls, building systems, and capital nature repairs per the lease.
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Financial / Closing Items

- NNN lease: tenant reimburses taxes, insurance, and operating expenses; buyer should verify expense recoveries and historical costs.
- Building insurance was described as agreed value, not replacement cost; buyer should verify insurability and coverage requirements.
- Buyer should review the executed lease, tenant estoppel, and conversion status during due diligence.



Property Photos

Exterior access, loading infrastructure, mechanical areas, and interior warehouse sections.



Contacts & Offering Disclaimer

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Offering Disclaimer

This memorandum has been prepared for discussion purposes only. Information is believed to be accurate but is not guaranteed. Buyers should conduct their own due diligence regarding building condition, lease terms, income, expenses, zoning, environmental matters, taxes, insurance, and all regulatory requirements. Lease summaries and rent schedules herein are provided for convenience only; the executed lease governs. The offering is subject to prior sale, price change, or withdrawal without notice.