

Gerdau - St. Paul

1678 RED ROCK ROAD • SAINT PAUL
MINNESOTA 55119

138 TOTAL ACRES



PROPERTY OVERVIEW

USEABLE FOR FUTURE DEVELOPMENT

- » JLL assumes that 70 acres of the property will prove to be viable for future warehouse distribution development.
- » Future development of the site is estimated to deliver 1.0mm - 1.25mm square feet of modern distribution space. (35% - 40% coverage ratio)
- » Environmentally complex site. Further NDA required to analyze environmental assessment.
- » Property serviced by both CP (SOO) and BNSF rail lines
- » Over 1,500 sf of frontage on the Mississippi River may offer barge access
- » Note: JLL assumptions for developable area and coverage ratio should be further studied by engaging an architect and engineer to determine optimal site layout/configuration.

NORTHSTAR SITE - SAINT PAUL



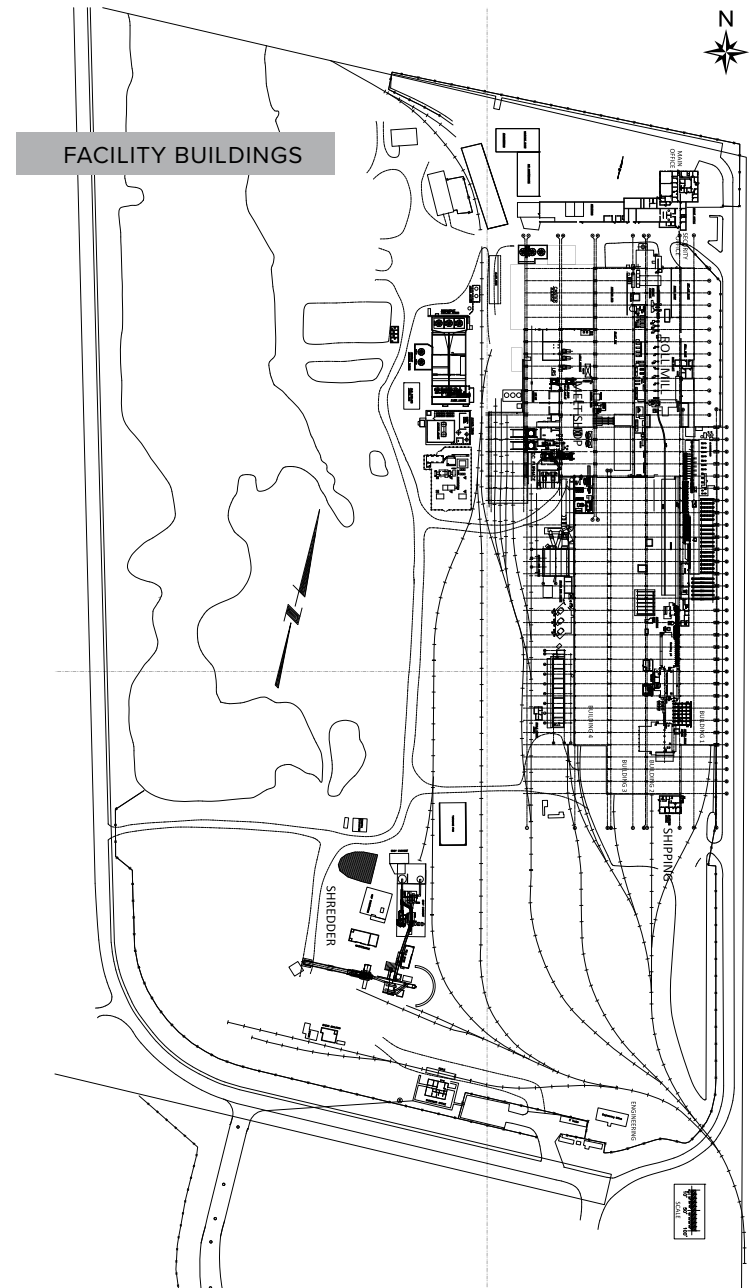
AS-OF-RIGHT ZONING OVERVIEW

ADDRESS	1678 Red Rock Rd, St Paul
COUNTY	Ramsey & Washington
LAND AREA	+/- 138 acres
CURRENT BUILDING AREA	507,700 sf
EXISTING USE	Steel Manufacturing Plant
ZONING	I-2 General Industrial Zoning

2. (General Industrial District)

General industrial uses include higher impact and outdoor uses which are likely to have greater off-site impacts and which require special measures and careful site selection to ensure compatibility with the surrounding area. General industrial uses often include processing of raw materials and production of primary materials. General industrial uses include, but are not limited to, the following:

- Production, processing, cleaning, servicing, testing, repair or storage of materials or products which shall not be injurious or offensive to occupants of adjacent premises by reason of the emission of noise, vibration, smoke, dust or particulate matter, toxic and noxious materials, odors, glare or heat, except those uses specifically first allowed as permitted uses in the I3 heavy industrial district;
- Storage and processing facilities for building materials including, but not limited to, brick, concrete, gravel, sand, stone, tile and wood;
- Manufacture, processing and reprocessing of batteries; toxic chemicals; fertilizer; oils and oil-based paints, lacquers and varnishes; raw plastics; synthetic resins and fibers; and natural or synthetic rubber, including tires and inner tubes;
- Grain, feed and flour milling, processing and storage;
- Steel mills, metal refining and other processing that requires intense heat.

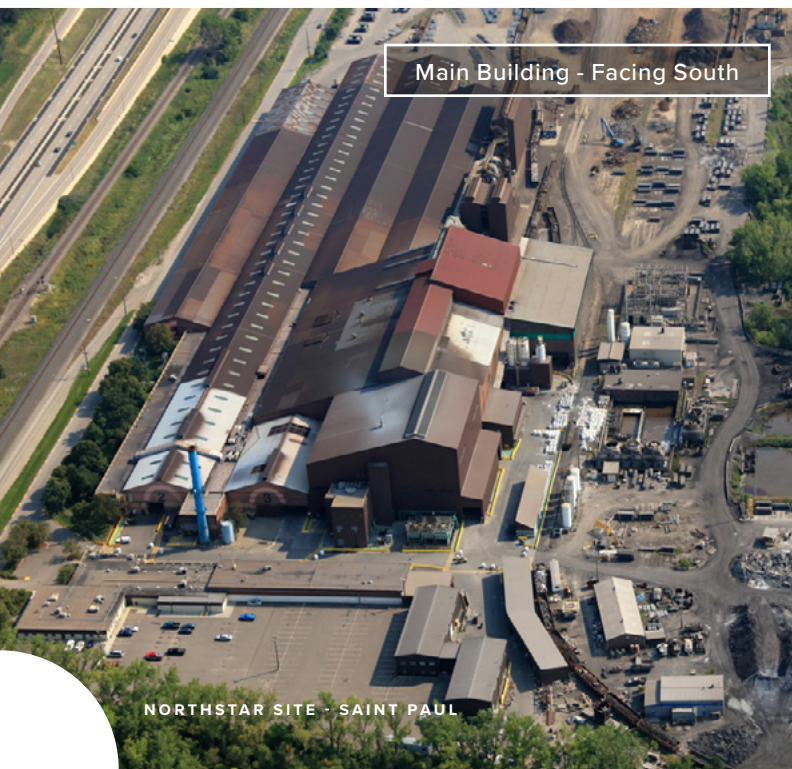




Main Building - Facing North



Facing South



Main Building - Facing South



Facing Northwest



MINNEAPOLIS

Minneapolis • Saint Paul
INTERNATIONAL AIRPORT
misp

JLL

18.3 MILES

TO MINNEAPOLIS

7.9 MILES

TO SAINT PAUL

12.4 MILES

TO MSP INT'L AIRPORT



SAINT PAUL

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PREMIER WAREHOUSE DISTRIBUTION LOCATION

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RARE INFILL SITE OFFERING ECONOMIES OF
SCALE FOR LARGE MULTI-PHASE DEVELOPMENT
PROJECT

.....

IMMEDIATE ACCESS TO HIGHWAY 10 AND
INTERSTATE 494

.....

SIGNIFICANT MANUFACTURING
INFRASTRUCTURE ALREADY IN PLACE

.....

CLOSE PROXIMITY TO STRONG CONSUMER
DEMOGRAPHICS IN THE TWIN CITIES

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DEMOGRAPHICS - 5 MILE

195,233

POPULATION

74,781

HOUSEHOLDS

\$90,862

AVERAGE HH INCOME

DEMOGRAPHICS - 10 MILE

668,730

POPULATION

259,581

HOUSEHOLDS

\$94,664

AVERAGE HH INCOME



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