

CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP

SOUTHWEST LOGISTICS CENTER

SHAKOPEE, MN



505,952 SF | CLASS A+ CROSS-DOCK DISTRIBUTION CENTER | 6.8 YEAR WALT | 72% AA CREDIT

The Offering

Cushman & Wakefield's National Industrial Advisory Group has been retained by ownership as its exclusive advisor in the sale of **Southwest Logistics Center** (the "Property"), a 505,952 square foot, state-of-the-art, Class A cross-dock distribution center in dynamic Shakopee, Minnesota. Currently 100% leased, Southwest Logistics Center provides investors with:

- » Newly constructed, 36' clear Class A cross-dock facility designed for modern distribution
- » Sam's Club anchor tenancy with corporate guaranty from Walmart
- » Efficient access to primary transportation arteries including direct access to Highway 169
- » Ideally situated along I-35 North American Trade Corridor
- » Disciplined Minneapolis market fundamentals with outperforming bulk distribution product type

Developed in 2022, Southwest Logistics Center is anchored by Sam's Club (365,552 SF), which is committed under a long-term lease featuring contractual 2.75% annual rent escalations. Apex International, a leading contract manufacturer of specialized products, occupies the balance of the building (140,400 SF / 28%) on a similarly long-term lease with 3.5% annual escalations. The Sam's Club lease includes a corporate guaranty from Walmart (AA Credit rating) providing durable cash returns to investors.



Project Overview



505,952 SF
Building Size



2022
Year Built



36'
Clear Height



6.8 YEAR
WALT (as of 1/1/2027)

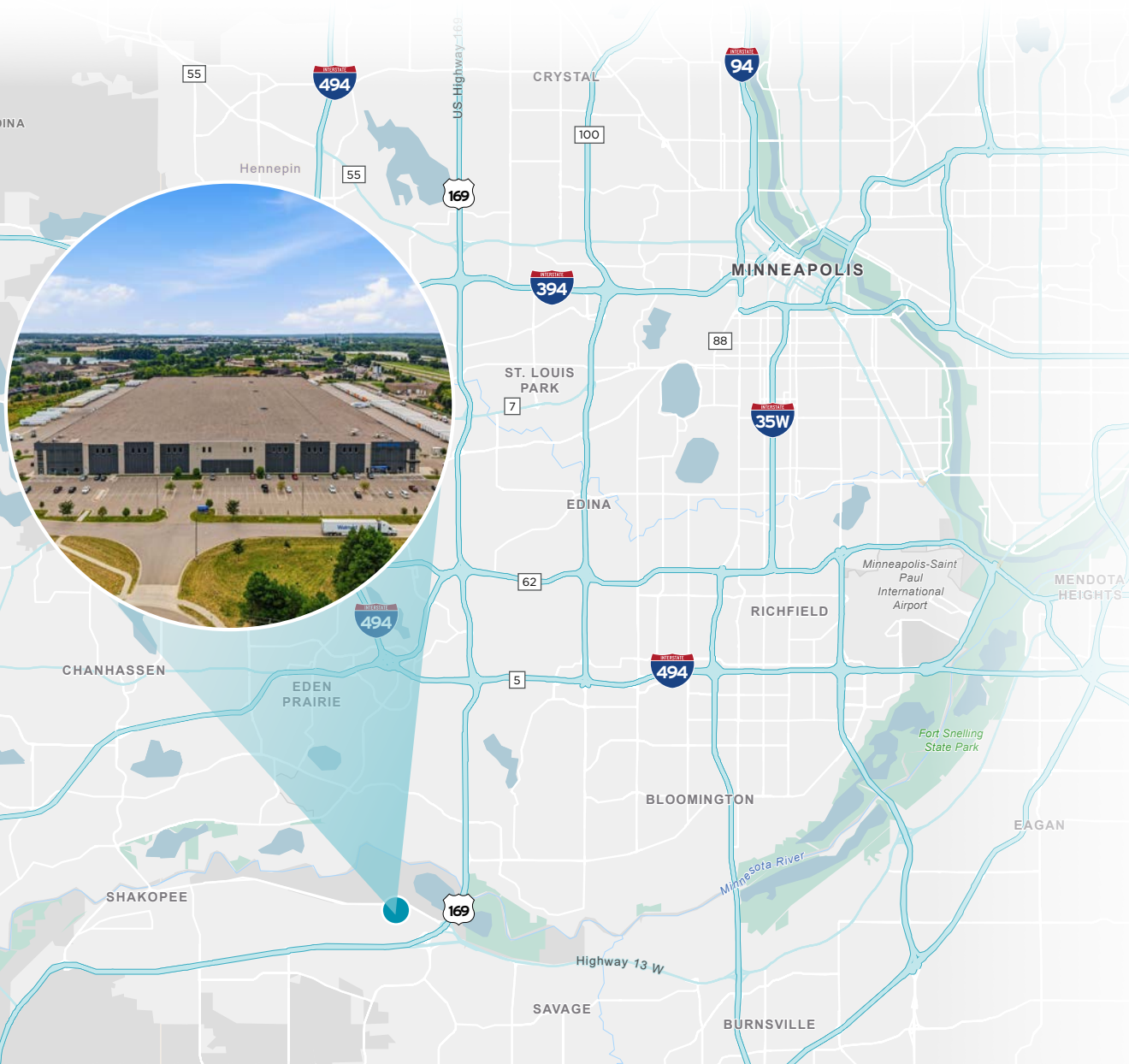


CROSS-DOCK
Facility



SAM'S CLUB
Anchor Tenancy with
Walmart corporate Guaranty

Property Snapshot



Property Summary

Address	7400 Hentges Way
City, State	Shakopee, MN
Market / Submarket	Minneapolis / Southwest
Square Feet	505,952
Year Built	2022
Clear Height	36'
Office %	2.7%

Tenancy Summary

% Leased	100% Leased (2 Tenants)
WALT	6.8 Years

**WALT as of 1/1/2027*



Long-Term
Lease



AA
Investment-Grade Tenant



Secured
Trailer Parking



Highway 169
Accessibility



Class A+
Bulk Distribution Facility

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