

12375 ZINRAN AVE

Savage, MN 55378

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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Matthews of Minnesota, LLC

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PROPERTY OVERVIEW

12375 Zinran Ave
Savage, MN 55378



INVESTMENT HIGHLIGHTS

\$1,475,000

List Price

±11

Parking Spaces

±8,560 SF

GLA

12X12

Drive In Doors

120/240

Power Single Phase

260570150

APN



Property Highlights

- **Prime Location & Accessibility:** Convenient access to Highway 13, I-35W, and Highway 169, providing strong connectivity to major transportation routes and the greater Twin Cities market.
- **Property Specifications:** Constructed in 1994, the building features a 14-foot clear ceiling height, offering functional vertical space for a variety of industrial uses. The property is equipped with five drive-in doors, allowing for efficient loading, unloading, and operational flexibility.
- **Industrial Outdoor Storage (IOS):** The site includes dedicated outdoor storage capacity, ideal for equipment, materials, or fleet parking—an increasingly sought-after feature for industrial users.
- **Rare Small-Bay Opportunity:** This property represents a hard-to-find small-bay industrial building, well-suited for small to mid-sized businesses seeking flexible space in a constrained market with limited availability.



ups UnivarSolutions
TORO SILGAN CONTAINERS
ENTRUST amazon
SECURING A WORLD IN MOTION

Valleyfair & SoakCity



Distribution Center
sam's club

ZIEGLER CAT
Custom Acoustical Products™

Walmart Supercenter sam's club

Rice Lake

Sandau CONSTRUCTION CO., INC.

ANCHOR IRON COMPANY

U-HAUL

UPC Universal Power Conversion

FINCH ELECTRICAL HEATING PAINT

CALIBER COLLISION

101

± 53,200 VPD

CurbSide Landscape & Irrigation

HIGH TIDE

Subject Property

BROTHERS LANDSCAPING SERVICES LLC

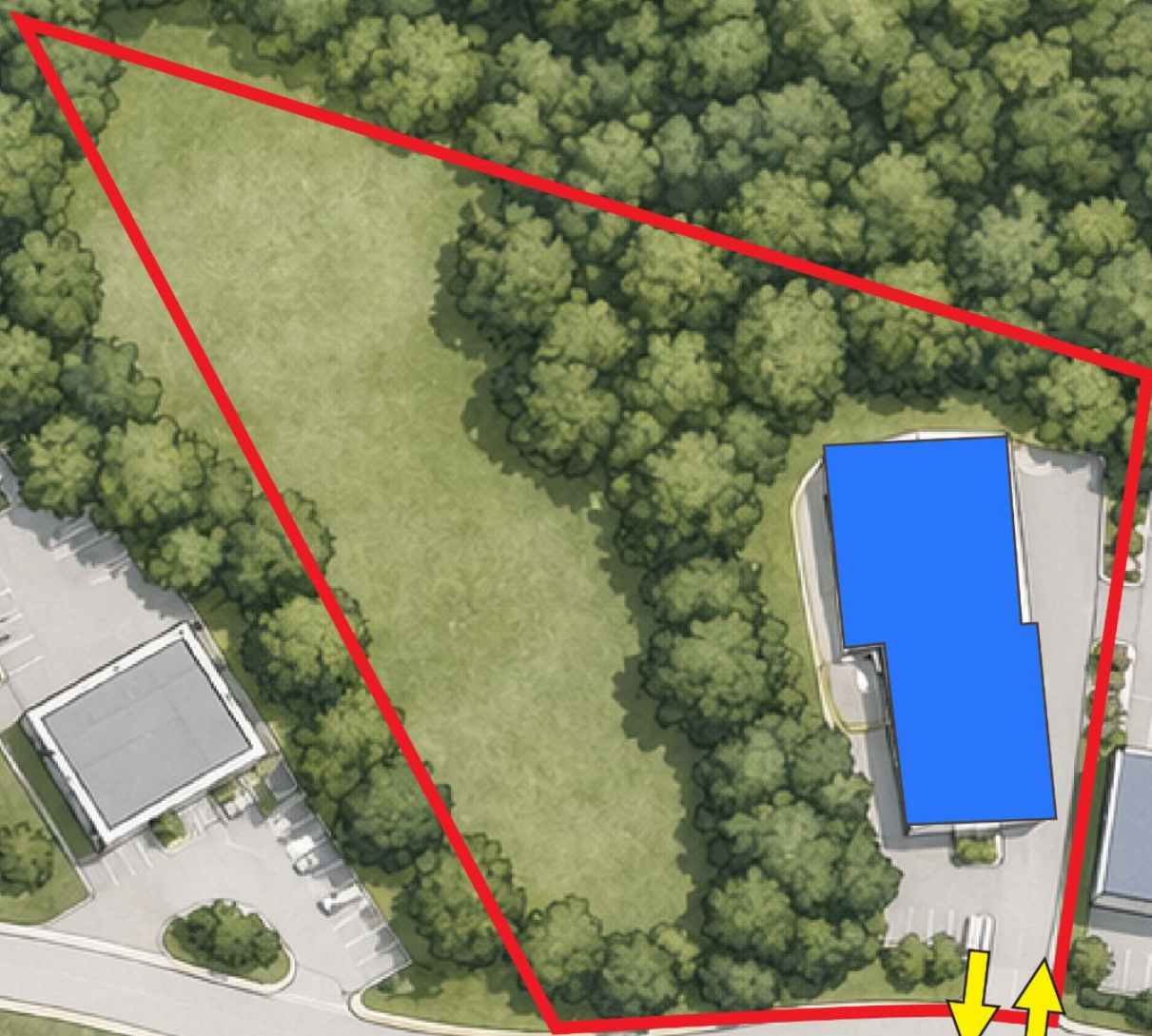
Zinran Ave





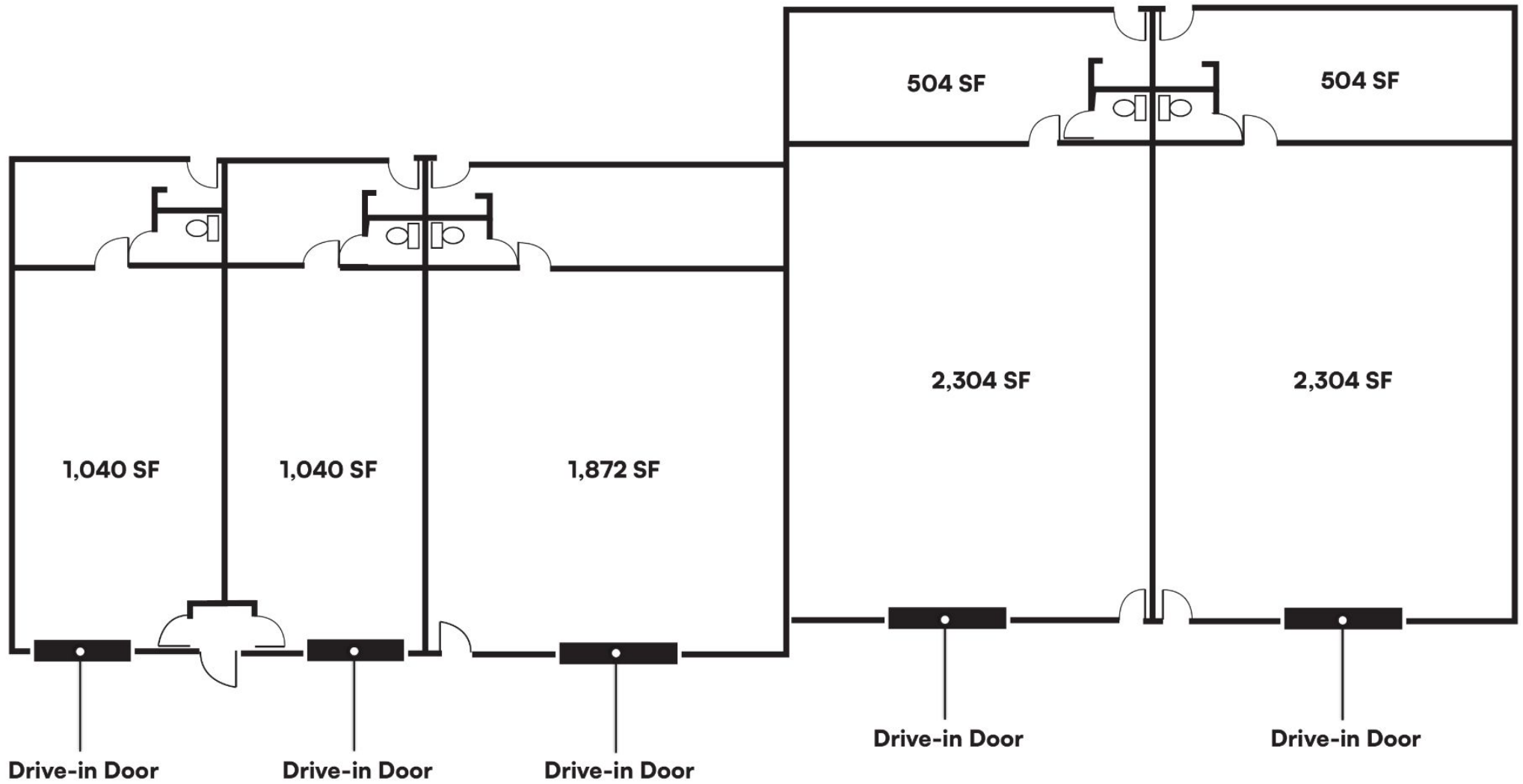
± 53,200 VPD

101



Zinran Ave

Floor Plan



PROPERTY SUMMARY

Property Details

City, State Savage, MN

Building SF 8,560 SF

Lot Size ±2.51 AC

Parking 11 spaces plus IOS

Coverage 7.83%

Zoning I-1

Construction Stucco

Year Built 1994

Clear Height 14'

Drive In Doors 5



SAVAGE, MN



Minneapolis, MN MSA

Market Demographics

33,055
Total Population

\$125,513
Median HH Income

18,800
Employed Population

37
Median Age

Local Market Overview

The Savage, Minnesota market continues to demonstrate steady and reliable activity, supported by its strategic location within the Twin Cities region. The area benefits from strong connectivity to major transportation corridors, making it a practical and appealing choice for a range of industrial users.

Savage has developed a solid presence in the industrial sector, with ongoing demand from logistics, warehousing, and light manufacturing businesses. Its proximity to regional distribution networks and access to key infrastructure, including highways and rail, enhances its position as a functional and efficient hub for operations.

Industrial properties in the area are attracting consistent interest, particularly from businesses seeking well-located space that supports efficient movement of goods and services. The market remains active, with users prioritizing accessibility, operational flexibility, and proximity to the broader metro area.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	47,579	131,925	575,711
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	18,126	50,165	232,936
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$154,836	\$157,876	\$151,463

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **12375 Zinran Ave, Savage, MN, 55378** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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