SECURE
NET LEASE

Motion Industries

$1,000,000 | 7.00% CAP

20 Good Counsel Drive, Mankato, MN 56001

- Motion Industries Signed Lease Extension Through 2025
- Largest U.S. Distributor Of Electrical Supplies
- 10 Years Of Operating History
- High Traffic Location Just Off Major Hwy I-14
- Site Has Both Office & Warehouse Space

Motion Industries is an industrial parts distributor that also provides fabrication and repair services with $4.96 billion of annual sales.

INVESTMENT OVERVIEW

MOTION INDUSTRIES MANKATO, MN

MOTION® INDUSTRIES

Keeping Industry in Motion

$1,000,000

7.00% CAP

NOI

$70,800

Building Area

±6,528 SF

Land Area

±0.68 AC

Year Built / Renovated

1995 / 2013

Lease Type

Modified Gross Lease

Occupancy

100%

- **Nationwide Distribution** - Motion Industries has over 550 locations, including 15 distribution centers throughout North America.
- **Strong Financial Health** - Motion Industries has strong sales with a reported revenue of over $6.5 billion USD (2019).
- **Diverse Customer Base** - Serving more than 200,000 customers, Motion Industries has customers in numerous industries such as food and beverage, pulp and paper, iron and steel, chemical, mining, automotive, wood and lumber, and even semiconductor.
- **Long Operating History** - Motion Industries has made numerous improvements to the site over the past 10 years that it has operated here.
- **Excellent Highway Location** - Site has easy access to US-14 which boasts over 30,000 vehicles per day.
- **Corporate Guarantee** - The lease is guaranteed by Motion Industries, Inc. which is the national operator with 500+ locations.

CONTACT FOR DETAILS

Eric Alderman

Associate
(214) 915-8893

ealderman@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com

MN Broker of Record: Barry Brottlund
License #: 599016

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE NET LEASE

TENANT OVERVIEW

MOTION INDUSTRIES MANKATO, MN

Motion Industries

Guarantor: Motion Industries, Inc.

REVENUE
$6.5 Billion

LOCATIONS
500+

motionindustries.com

Though the company started as Owen-Richards in 1946, William Spencer and Caldwell Marks renamed it 'Motion Industries' in 1972. The name conveyed the purpose of keeping machinery – and industry – in motion.

Many decades later Motion now **operates both in the MRO** (maintenance, repair, and operating) replacement parts market as well as the OEM (original equipment manufacturer) markets. An unmatched experience with industrial parts and conveyance **solutions positions** Motion as an industrial and commercial partner, rather than just a vendor or part supplier like other providers. Motion's advanced automation solutions and engineering capabilities combined with top supply chain **proficiency enables superior results** to a wide range of industrial, commercial, architectural, and engineering needs. **Value-added services**, unparalleled customer service, and vast distribution network set the gold standard for industrial solutions in North America.

With more than **500 locations** in North America, 15 Distribution centers and 45 Service Centers, Motion is capable of providing timely service no matter the location. Their vast network allows for highly efficient distribution of more than **$750 million** in inventory. Customers have instant access to more than **10 million** unique MRO/OEM parts in the vast distribution network sourced from a global manufacturing base. Motion Industries has been a subsidiary of Genuine Parts Company (NYSE:GPC) **since 1976.**

IN THE NEWS

MOTION INDUSTRIES MANKATO, MN

Genuine Parts Company Announces Automotive Acquisition in Europe, Expanding Presence into Key New Markets in Spain and Portugal

APRIL 13, 2022 (CISION PR NEWSWIRE)

Genuine Parts Company (NYSE: GPC) announced today an acquisition for its European Automotive business.

Effective April 12, 2022, Alliance Automotive Group (AAG), the Company's wholly-owned automotive distribution company based in London, U.K., acquired Lausan Group (Lausan). Lausan, founded in **1953** and based in Bilbao, Spain, is a leading distributor of automotive aftermarket parts in Spain and Portugal, which represent the **5th largest** car parc in Europe. Lausan serves its customers from an established network, including one national distribution center, nine regional hubs and **37 stores.** The Company expects Lausan to generate annual revenue of approximately **€115 million ($125 million USD).**

With the addition of Lausan, GPC operates in nine European countries: France, the UK, Ireland, Germany, the Netherlands, Belgium, Poland, Spain and Portugal.

"We are pleased to **expand our European automotive** footprint with the addition of Lausan," said Paul Donahue, Chairman and Chief Executive Officer of GPC. "With our entry into Spain and Portugal, we expect to further strengthen Lausan's market-leading position by capitalizing on our European scale and purchasing expertise, as well as leveraging the roll-out of our **NAPA brand** across this region. We welcome the Lausan team to the GPC and AAG family and are excited to work together to maximize the **growth opportunities** in our European business."

EXPLORE ARTICLE

Automotive Aftermarket Market Size Booming To Hit Worth USD 1.28 Trillion By 2028

BEN UNGLESBEE, MARCH 5, 2021 (RETAIL DIVE)

IndustryResearchBiz has published a new report on "Automotive Aftermarket Market" with an analysis of such parameters i.e. industry growth drivers, supply and demand, risks, market attractiveness, annual growth comparison, BPS analysis, SWOT analysis, and Porter's Five Forces model.

Automotive Aftermarket Market report gives an inside and out audit of the Expansion Drivers, Potential Challenges, Distinctive Trends, and Opportunities for Market Players. Our Research experts have carried out detailed checks of the critical environment and have predicted the methodological structure used by market participants. The **primary goal** of the Automotive Aftermarket business report is to **supply key insights** on competition positioning, current scope, market potential, growth rates, and **alternative relevant statistics.**

The Global Automotive Aftermarket Market Size was estimated at USD 1.02 trillion in 2021 and is projected to reach USD 1.28 trillion by 2028, exhibiting a CAGR of 3.30% during the forecast period.

The automotive aftermarket is the **secondary market** of the automotive industry, concerned with the manufacturing, remanufacturing, distribution, retailing, and **installation of all vehicle parts,** chemicals, equipment, and accessories.
The Global Automotive Aftermarket Market Size was estimated at USD 1021990.00 million in 2021 and is projected to reach USD 1282770.30 million by 2028, exhibiting a **CAGR of 3.30%** during the forecast period.

EXPLORE ARTICLE

LEASE OVERVIEW

MOTION INDUSTRIES MANKATO, MN

Initial Lease Term	3 Years
Rent Commencement	6/1/2022
Lease Expiration	5/31/2025
Lease Type	Modified Gross (Corporate Guarantee)
Annual Rent YRS 1-3	$70,800

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

MANKATO CLINIC
WICKERSHAM
HEALTH CAMPUS
MANKATO
GOLF CLUB
HIAWATHA PIONEER TRAIL
±12,504 VPD
TRAIL CREEK
PARK
DISTRIBUTION
CENTER
14
MINNESOTA
60
N BROAD COURT
GOOD COUNSEL DRIVE
MiMOTION
SUBJECT PROPERTY
20 GOOD COUNSEL DR.
LOYOLA
CATHOLIC SCHOOL
(365 STUDENTS)
EXTENSION REGIONAL
CENTER, MANKATO
FRANKLIN
ELEMENTARY SCHOOL
(411 STUDENTS)
MINNESOTA RIVER
RIVER BLUFF
APARTMENTS
(150 UNITS)
BETHANY
LUTHERAN
COLLEGE
MAYO CLINIC
HEALTH SYSTEM
(161 BEDS)
KENNEDY
ELEMENTARY SCHOOL
(390 STUDENTS)
MANKATO EAST
SENIOR HIGH SCHOOL
(1,205 STUDENTS)
GLENWOOD TERRACE
APARTMENTS
(69 UNITS)
±30,000 VPD
MINNESOTA
22
COURTYARD
BY MARRIOTT
PONTOON1

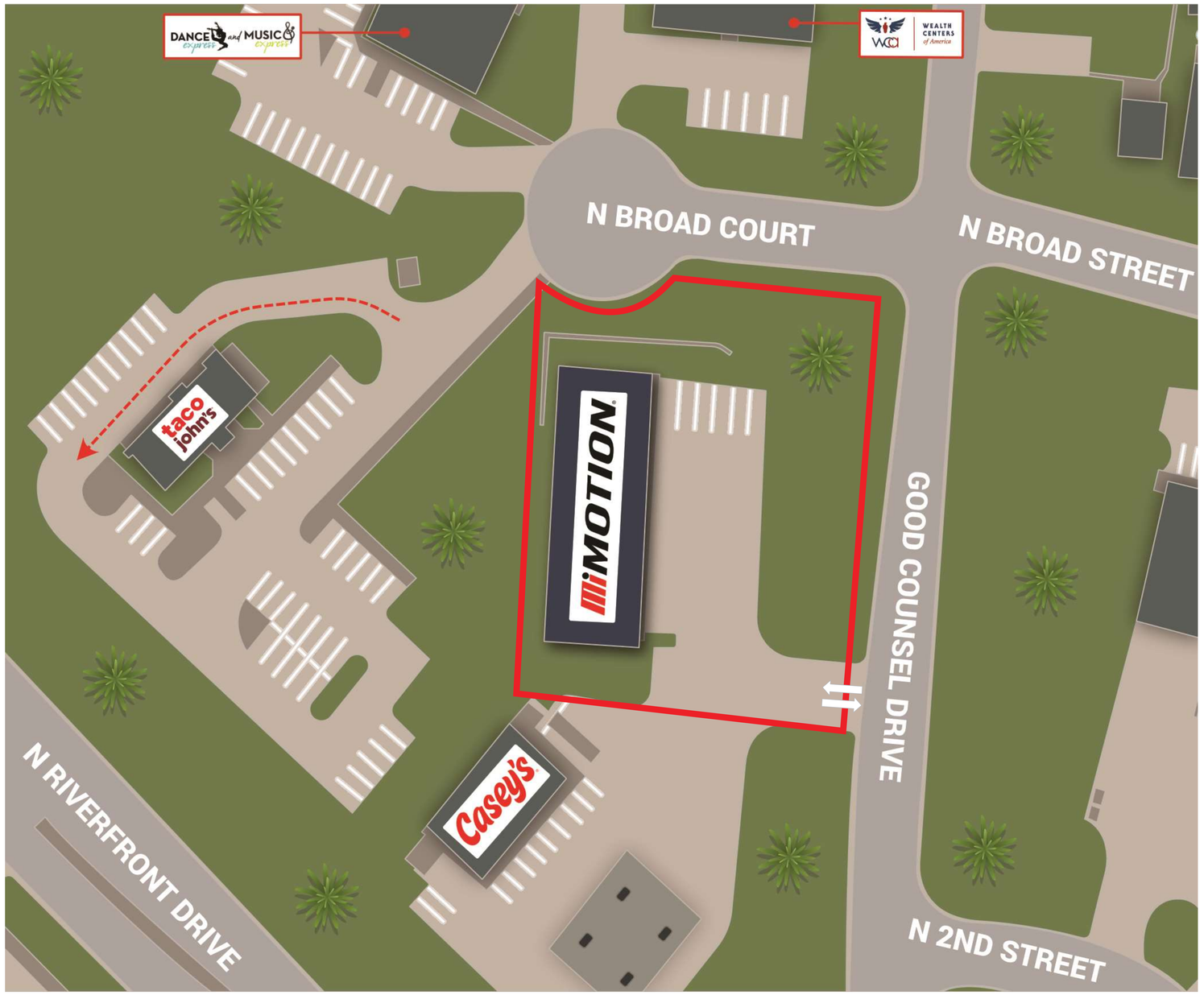
SITE OVERVIEW

MOTION INDUSTRIES MANKATO, MN

Year Built / Renov.	1995 / 2013
Building Area	±6,528 SF
Land Area	±0.68 AC

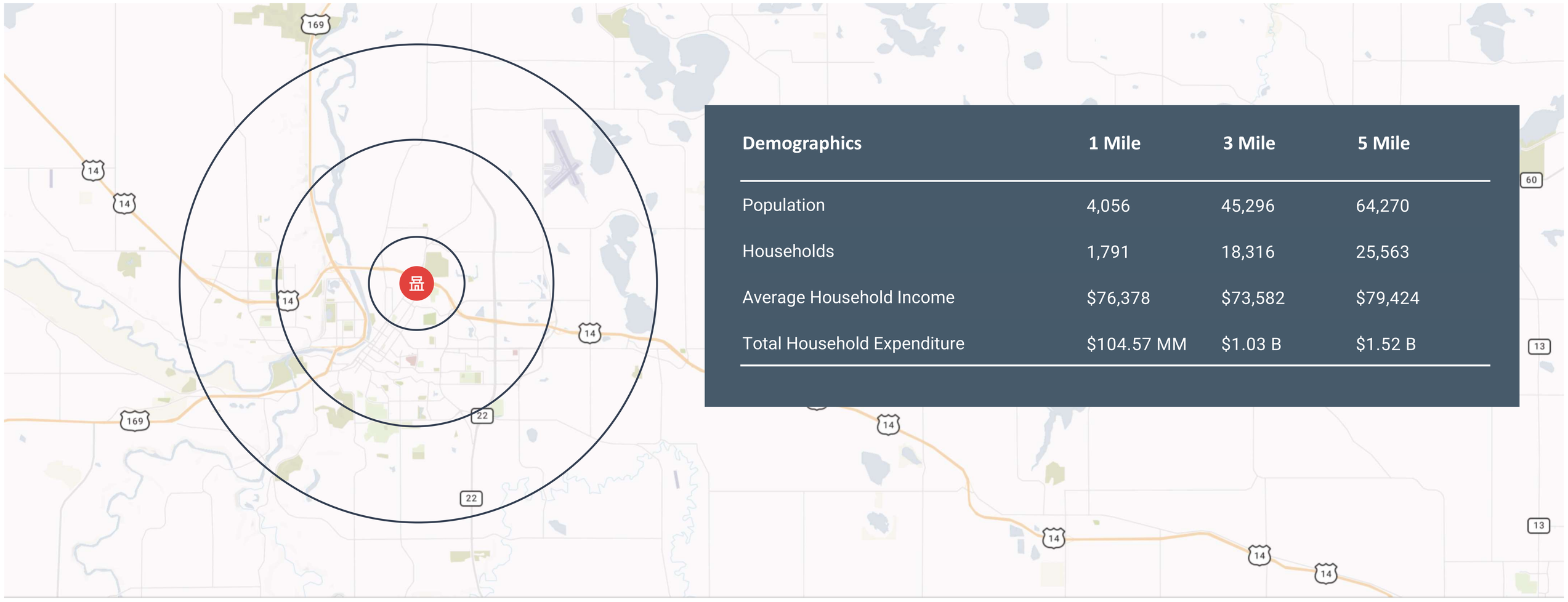
NEIGHBORING RETAILERS

- Target
- Party City
- The Home Depot
- Best Buy
- PetSmart
- Aldi
- Walmart Supercenter
- Anytime Fitness
- JOANN
- T.J. Maxx



LOCATION OVERVIEW

MOTION INDUSTRIES MANKATO, MN



Demographics	1 Mile	3 Mile	5 Mile
Population	4,056	45,296	64,270
Households	1,791	18,316	25,563
Average Household Income	$76,378	$73,582	$79,424
Total Household Expenditure	$104.57 MM	$1.03 B	$1.52 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Mankato ISD *(2,500)*
2. St. Joseph's - Mayo Health System *(1,871)*
3. Minnesota State University *(1,700)*
4. Mankato Clinic *(689)*
5. Walmart Distribution Center *(525)*
6. Blue Earth County *(509)*
7. MRCI Industrial Operation *(319)*
8. City of Mankato *(310)*
9. Minnesota Elevator, Inc. *(307)*
10. Verizon Wireless *(300)*

LOCATION OVERVIEW

MOTION INDUSTRIES MANKATO, MN

Mankato is a city approximately 75 miles southwest of Minneapolis.

It is in Blue Earth, Nicollet and Le Sueur counties and is the county seat of Blue Earth.

Mankato was ranked 3rd in the nation on the Forbes 2014 list of "Best small places for businesses and careers"

Mankato is the 22nd largest city in Minnesota and the fifth largest city in Minnesota outside of the Minneapolis–St. Paul metropolitan area.

The Mayo Clinic Health System provides over 1,800 employment opportunities to the region and is a major and stable economic driver. It is a community-based health care provider that combines the resources and expertise of Mayo Clinic with the strong sense of community in Mankato. Mayo Clinic Health System is a system of over 60 facilities in Minnesota, Wisconsin, Iowa, and Georgia. It provides routine, preventive, and specialized care services, wellness support, and community engagement. Minnesota State University Mankato is a large part of the Mankato area. It was founded in 1868 as Mankato Normal School and has grown into a top university offering more than 130 undergraduate programs as well as graduate and doctoral programs. The university is home to over 15,000 students, including more than 1,100 international students from 90 countries. It employs over 2,000 faculty and staff and has over 119,000 alumni worldwide. Minnesota State University Mankato has NCAA Division I men's and women's hockey teams, Division II men's baseball, basketball, cross country, football, golf, track and wrestling, and Division II women's basketball, cross country, golf, soccer, softball, swimming, tennis, track and volleyball. Mankato was ranked as the "#2 Best College Town 2017" by schools.com for towns with less than 150,000 residents.

IN THE NEWS

MOTION INDUSTRIES MANKATO, MN

Quarry concepts show lots of housing, riverside plaza

Mark Fischenich, June 28, 2022 (the free press)

A depleted quarry could be transformed into hundreds of housing units scattered among nearly a dozen apartment buildings and scores of townhouses under redevelopment concepts being considered by the city and the property owner.

Two land-use scenarios unveiled at a public open house Tuesday were dominated by three- and **four-story apartment buildings**, but each also shows a public plaza overlooking the Minnesota River with **commercial space** that could be home to restaurants or a brewpub, paths leading to the water's edge and bike trails providing access through the **quarry development** to the existing Minnesota River Trail.

The number of housing units could total 500 or more, said Lauren Walburg, a planner with Stantec.

The planned development, which could kick off in the next year or two, prompted widely divergent reactions at the meeting at Columbia Park.

"It's exciting, so many possibilities," said Jessica Beyer, president and CEO of Greater Mankato Growth. "And for years we've talked about access to the river."

But for residents of the Germania Park neighborhood, who would be **closest to the project**, there was serious skepticism.

"I think we have enough offices, restaurants, bars, hotels. Why do we have to do it down here?" said Don Chatleain, a resident of Brooks Street.

An extension of Brooks Street is a likely candidate to be the required second entrance road to the **54-acre site,** currently accessible only from Cleveland Street, which runs from Third Avenue to the quarry just south of Highway 14. That brings the potential for a widening of Chatleain's street and substantially more traffic.

The two scenarios presented at the open house were developed as part of a joint process being conducted by Stantec, **a planning consultant**, working with the city and quarry owner Pentagon Materials.

EXPLORE ARTICLE

Capital investments in greater Mankato exceed $150 million

SOFIA MARTINEZ, JUNE 17, 2022 (KEYC NEWS NOW)

Businesses are investing in the Mankato region, especially in manufacturing.

The **Regional Economic Development** Alliance & Greater Mankato Growth are tracking this **recent spike** in investment in the area and say it's something the community can build on.

With 2021's investment of close to $160 million, Greater Mankato's five-year capital investment grew to over $750 million.

In Greater Mankato, the capital investment exceeded **$150 million.**

Building permit and investment data for 2021 showed a **98.7% growth** over 2020 and a **29.3% increase over 2019.**

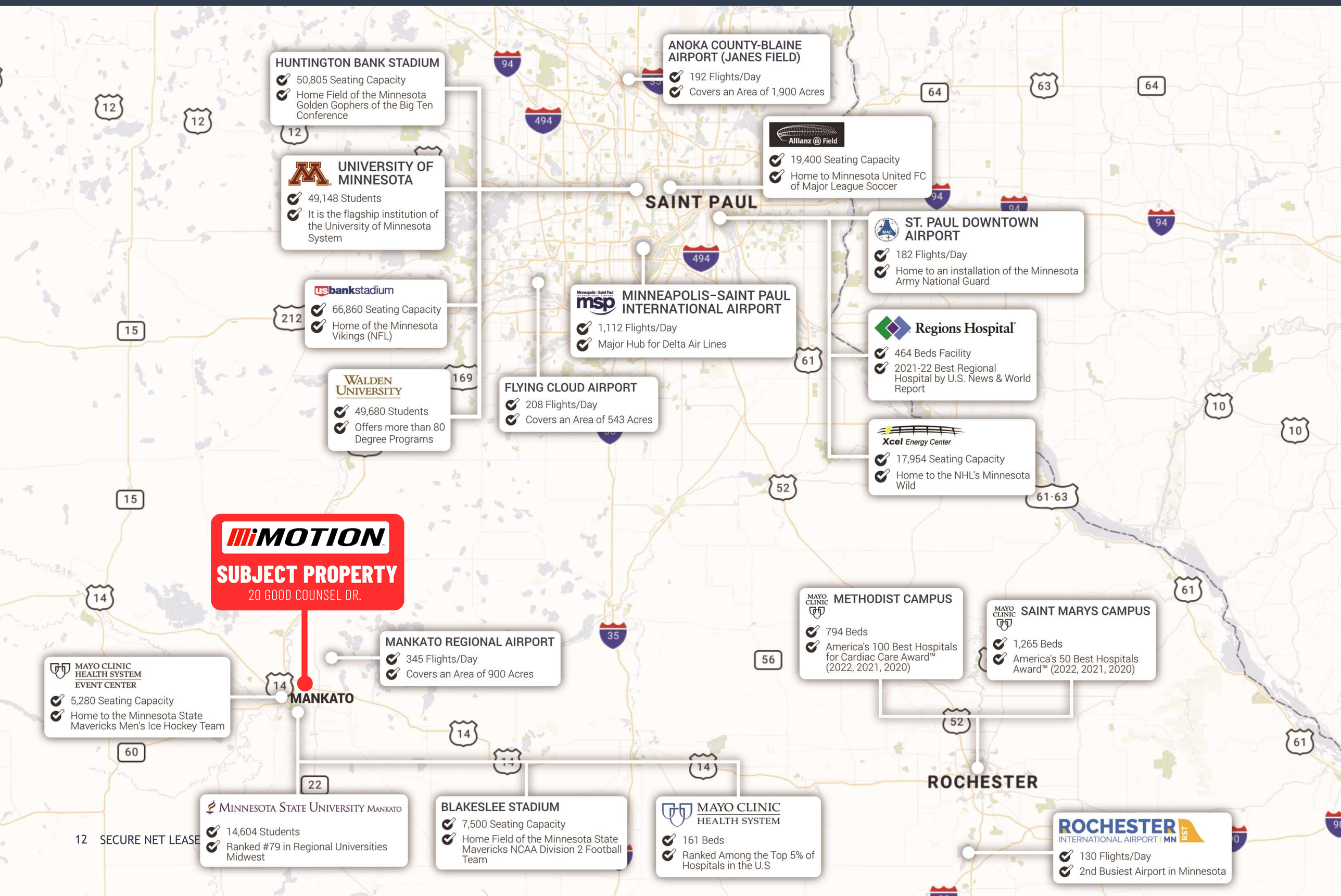
"So we're really excited about the confidence that business owners and developers have had in our region over these last years. Whenever we have investments like this, it spurs future investments. So they see that the **community is growing** and they say, well, it makes sense for me to make this investment too," said Ryan Vesey, economic development and research manager at Greater Mankato Growth.

"In fact, we already know that in **2022** we're seeing some major investments. And, in fact, when we look at some of these building permits that we pulled in 2021, we know that some of them were actually laying the **groundwork for major projects in 2022.** So we have a lot to look forward to," Vesey added.

EXPLORE ARTICLE

METRO NAME

MOTION INDUSTRIES MANKATO, MN



SECURE
NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway

Suite 200
Dallas, TX 75231

(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245

(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

Eric Alderman

Associate
(214) 915-8893

ealderman@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com