

PRESS RELEASE FOR IMMEDIATE RELEASE

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IRG Acquires 422,727-Square Foot Distribution Facility in St. Paul

Rail-served cross-dock property expands IRG's industrial portfolio in the Twin Cities region

ST. PAUL, MN – Industrial Realty Group, LLC (IRG), one of the largest privately held commercial and industrial real estate firms in the United States, announced today that it has acquired a 422,727-square-foot industrial distribution facility located at 411 Farwell Avenue in South St. Paul, Minnesota. The property was formerly the headquarters of The Sportsman's Guide, an online and catalog retailer.

Situated on 19 acres in an established industrial corridor, the site is configured for cross-dock distribution operations and includes approximately 392,727 square feet of warehouse space and 30,000 square feet of office space. The facility is fully available for occupancy, creating an opportunity for IRG to reposition and market the property to industrial users.

The property offers cross-dock loading on three sides, 36 dock-high doors, two drive-in doors, a 110-foot truck court, 22-foot clear height and substantial employee parking. It also includes an existing Union Pacific rail spur and rail doors, with activation required for future rail service.

"411 Farwell is a highly functional distribution asset with the infrastructure, scale and location to serve a wide range of industrial users," said Peter Goffstein, Executive Vice President of IRG. "The property's cross-dock configuration, rail capability and access to the Twin Cities transportation network make it a strong addition to our portfolio and an attractive opportunity for companies seeking efficient regional or national distribution space."

Located approximately two minutes from Interstate 494, the property provides access to the broader Minneapolis-St. Paul interstate network and is approximately 15 minutes from both Downtown St. Paul and Minneapolis-St. Paul International Airport. The facility may accommodate a single large user or be divided to support multiple tenants.

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About IRG

IRG is a nationwide real estate development and investment firm specializing in the acquisition, development and management of commercial and industrial real estate throughout the United States. Through affiliated partnerships and limited liability companies, IRG operates more than 150 properties in 32 states with over 100 million square feet of rentable space. IRG is nationally recognized for the adaptive reuse of commercial and industrial real estate. Learn more at www.industrialrealtygroup.com.

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