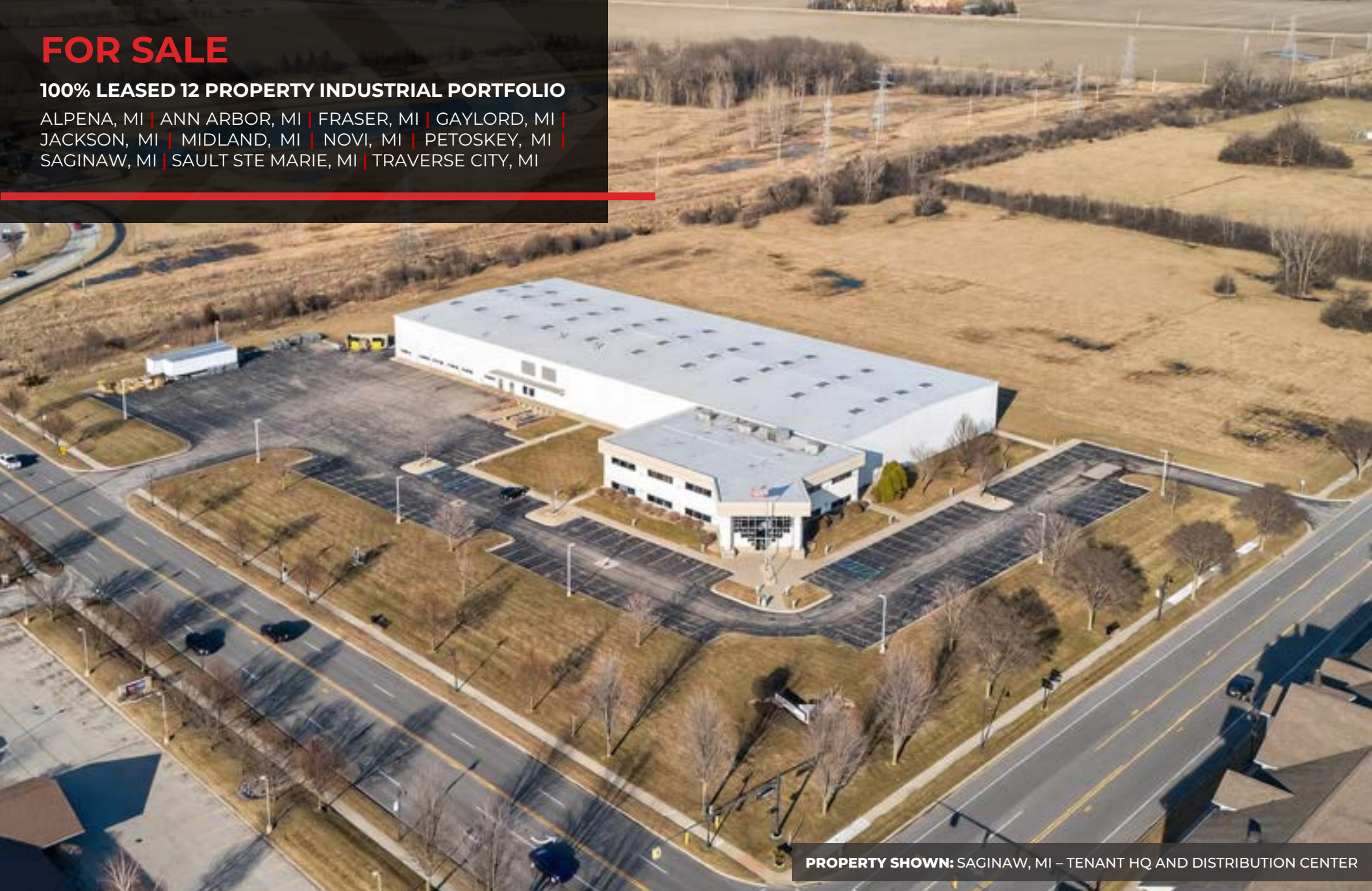


# FOR SALE

## 100% LEASED 12 PROPERTY INDUSTRIAL PORTFOLIO

ALPENA, MI | ANN ARBOR, MI | FRASER, MI | GAYLORD, MI |  
JACKSON, MI | MIDLAND, MI | NOVI, MI | PETOSKEY, MI |  
SAGINAW, MI | SAULT STE MARIE, MI | TRAVERSE CITY, MI



**PROPERTY SHOWN:** SAGINAW, MI – TENANT HQ AND DISTRIBUTION CENTER



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# INVESTMENT **SUMMARY**

# INVESTMENT OFFERING

Friedman Real Estate is pleased to present a rare opportunity to acquire a 100% leased, 12-property single-tenant industrial portfolio totaling ±238,968 square feet across strategically diversified Michigan markets. The portfolio delivers immediate and stable cash flow, generating approximately ±\$986,359 in current NOI. All assets are leased to Standard Electric/Madison Electric, a wholly owned subsidiary of Sonepar. Sonepar is a global leader in electrical distribution with over \$37 billion in annual revenue, operations in 40 countries, and approximately 46,000 employees - providing strong credit-backed tenancy and long-term operational stability. The properties consist of mission-critical warehouse and distribution facilities essential to tenant operations.

The absolute NNN lease structure ensures passive, management-free ownership, with tenants responsible for all operating expenses. Existing lease terms extend through April of 2029, with two 5-year renewal options. The portfolio is leased at below-market rents and below replacement cost, offering strong upside and downside protection.

The Saginaw, MI property serves as Standard Electric's corporate headquarters and a key distribution hub for its Michigan network, reinforcing the strength of the tenancy.



Price: \$13,000,000



Cap Rate: 7.60%



Current NOI: ±\$986,359



100% Leased



12 Property Michigan Portfolio



±238,968 SF

## INVESTMENT HIGHLIGHTS

- Offered Exclusively as a Portfolio – Must Be Purchased Together
- 100% Leased 12 Property Industrial Portfolio with Immediate Cash Flow
- Absolute NNN Lease Structure – Zero Landlord Responsibilities
- Diversified Michigan Footprint Across 12 Strategic Locations
- Credit-Backed Tenancy with Global Parent Company
- Below Market Rents – Below Replacement Cost
- Established Tenant with Long-Term Operating History
- Total SF = ±238,968 SF | Total Acreage = ±28.00 Acres

# FINANCIAL SUMMARY – AS OF APRIL 2026

Address	Branch	Tenant	Annual Rent	Cap Rate	Pricing	Lease Start	Lease End	Options	Building Size	Lot Size	Rent/SF	Lease Type
2650 Trautner Dr Saginaw, MI 48063	SECO 1	Standard Electric	\$382,236.48	7.62%	\$5,018,202	4/30/2024	4/30/2029	Two, 5 Year	72,000 SF	10.00 Acres	\$5.31	Absolute NNN
17930 E 14 Mile Rd Fraser, MI 48026	MECO 8	Madison Electric	\$129,720.00	7.50%	\$1,729,600	4/30/2024	4/30/2029	Two, 5 Year	26,640 SF	2.05 Acres	\$4.87	Absolute NNN
4649 Runway Blvd Ann Arbor, MI 48108	MECO 6	Madison Electric	\$83,400.00	6.75%	\$1,235,556	4/30/2024	4/30/2029	Two, 5 Year	25,000 SF	3.40 Acres	\$3.34	Absolute NNN
1740 Barlow St Traverse City, MI 49686	SECO 7	Standard Electric	\$74,633.76	7.50%	\$995,117	4/30/2024	4/30/2029	Two, 5 Year	13,500 SF	1.11 Acres	\$5.53	Absolute NNN
1055 Crittenden Ct Alpena, MI 49707	SECO 4	Standard Electric	\$76,800.00	8.00%	\$960,000	4/30/2024	4/30/2029	Two, 5 Year	11,700 SF	1.73 Acres	\$6.56	Absolute NNN
1100 Gornick Ave Gaylord, MI 49735	SECO 22	Standard Electric	\$61,680.00	8.00%	\$771,000	4/30/2024	4/30/2029	Two, 5 Year	26,000 SF	2.21 Acres	\$2.37	Absolute NNN
2640 Davitt St Sault Ste Marie, MI 49783	SECO 18	Standard Electric	\$43,327.56	8.00%	\$541,278	4/30/2024	4/30/2029	Two, 5 Year	8,000 SF	2.23 Acres	\$5.42	Absolute NNN
44525 Grand River Ave Novi, MI 48050	MECO 7	Madison Electric	\$30,870.00	7.00%	\$441,000	4/30/2024	4/30/2029	Two, 5 Year	7,800 SF	0.89 Acres	\$3.96	Absolute NNN
2335 High St Jackson, MI 49203	SECO 15	Standard Electric	\$30,000.00	7.75%	\$387,097	4/30/2024	4/30/2029	Two, 5 Year	9,000 SF	1.58 Acres	\$3.33	Absolute NNN
3900 James Savage Rd Midland, MI 48642	SECO 2	Standard Electric	\$25,392.00	8.00%	\$317,400	4/30/2024	4/30/2029	Two, 5 Year	18,742 SF	0.88 Acres	\$1.35	Absolute NNN
2034 M-119 Petoskey, MI 49770	SECO 8	Standard Electric	\$24,300.00	8.00%	\$303,750	4/30/2024	4/30/2029	Two, 5 Year	8,586 SF	0.68 Acres	\$2.83	Absolute NNN
1815 Dickerson Rd Gaylord, MI 49735	SECO 5	Standard Electric	\$24,000.00	8.00%	\$300,000	4/30/2024	4/30/2029	Two, 5 Year	12,000 SF	1.24 Acres	\$2.00	Absolute NNN
<b>Totals</b>			<b>\$986,359.80</b>	<b>7.60%</b>	<b>\$13,000,000</b>				<b>238,968 SF</b>	<b>28.00</b>		

## OPTION PERIOD RENTAL INCREASES

- i. In the first year of the first Renewal Term monthly Base Rent shall be equal to: (x) the monthly Base Rent for the month immediately prior plus (y) the cumulative percentage change between the CPI published for the first month of the then-expiring Term and the CPI published for the month immediately prior to the commencement of the first Renewal Term
- ii. In the third year of the first Renewal Term monthly Base Rent shall be equal to: (x) the monthly Base Rent for the month immediately prior plus (y) the cumulative percentage change between and the CPI published for the first month of the first year of the first Renewal Term and the CPI published for the first month immediately prior to the commencement of the third year of the first Renewal Term
- iii. In the first year of the second Renewal Term monthly Base Rent shall be equal to: (x) the monthly Base Rent for the month immediately prior plus (y) the cumulative percentage change between and the CPI published for the first month of the third year of the first Renewal Term and the CPI published for the first month immediately prior to the commencement of the first year of the second Renewal Term
- iv. In the third year of the second Renewal Term, monthly Base Rent shall be equal to: (x) the monthly Base Rent for the month immediately prior plus (y) the cumulative percentage change between and the CPI published for the first month of the first year of the second Renewal Term and the CPI published for the month immediately prior to the commencement of the third year of the second Renewal Term



# TENANT PROFILE



Standard Electric and Madison Electric are full-line distributors of electrical and industrial products and services - serving contractors, industrial users, OEMs, and the HVAC and plumbing markets.

Since being acquired by Sonepar in 2024, both Standard Electric and Madison Electric have further enhanced their capabilities by leveraging expanded supplier relationships, advanced digital tools, and a robust supply chain network. The companies continue to provide value-added services such as project management support, prefabrication, lighting design, and inventory solutions, while maintaining their strong local presence and commitment to helping customers improve efficiency, reduce costs, and successfully execute complex projects.



## TENANT SUMMARY

<b>Company:</b>	Standard Electric Company
<b>Founded:</b>	1929
<b>Locations:</b>	38 (including all affiliated locations)
<b>Headquarters:</b>	Saginaw, MI
<b>Website:</b>	<a href="http://www.standardelectricco.com">www.standardelectricco.com</a>



<b>Company:</b>	Madison Electric Company
<b>Founded:</b>	1914
<b>Locations:</b>	38 (including all affiliated locations)
<b>Headquarters:</b>	Warren, MI
<b>Website:</b>	<a href="http://www.standardelectricco.com">www.standardelectricco.com</a>



(Parent company to Standard Electric + Madison Electric)

Sonepar is an independent family-owned company with global market leadership in B2B distribution of electrical products, solutions, and related services.



Through a dense network of 90 brands spanning 40 countries, the Group has an ambitious transformation agenda to become the first global B2B electrical distributor to provide a fully digitalized and synchronized omnichannel experience to all customers.

Drawing on the skill and passion of its 46,000 associates, Sonepar had sales of €33.6 billion in 2025. Sonepar makes its customers' lives easier over the counter, visiting customers, by phone, or online – however we're needed.



### TENANT SUMMARY

<b>Company:</b>	Sonepar
<b>Founded:</b>	1969
<b>Countries Operating In:</b>	40
<b>Employees:</b>	46,000
<b>Headquarters:</b>	Paris, France
<b>Revenue:</b>	€ 32.5 billion (Roughly \$37,385,000 USD)
<b>Website:</b>	<a href="http://www.soneparusa.com">www.soneparusa.com</a>

# PROPERTY OVERVIEW



**1.) Standard Electric - Branch 1**  
2650 Trautner Dr, Saginaw, MI  
**Size:** 70,542 SF | **Built:** 1999



**2.) Madison Electric - Branch 8**  
17930 E 14 Mile Rd, Fraser, MI  
**Size:** 26,640 SF | **Built:** 1986



**3.) Madison Electric - Branch 6**  
4649 Runway Blvd, Ann Arbor, MI  
**Size:** 25,027 SF | **Built:** 2005



**4.) Standard Electric - Branch 7**  
1740 Barlow St, Traverse City, MI  
**Size:** 13,360 SF | **Built:** 1975



**5.) Standard Electric - Branch 4**  
1055 Crittenden Ct, Alpena, MI  
**Size:** 11,494 SF | **Built:** 2000



**6.) Standard Electric - Branch 22**  
1100 Gornick Ave, Gaylord, MI  
**Size:** 10,000 SF | **Built:** 1980



**7.) Standard Electric - Branch 18**  
2640 Davitt St, Sault Ste Marie, MI  
**Size:** 11,122 SF | **Built:** 1985



**8.) Madison Electric - Branch 7**  
44525 Grand River Ave, Novi, MI  
**Size:** 7,800 SF | **Built:** 1960's



**9.) Standard Electric - Branch 15**  
2335 E High St, Jackson, MI  
**Size:** 9,810 SF | **Built:** 1975



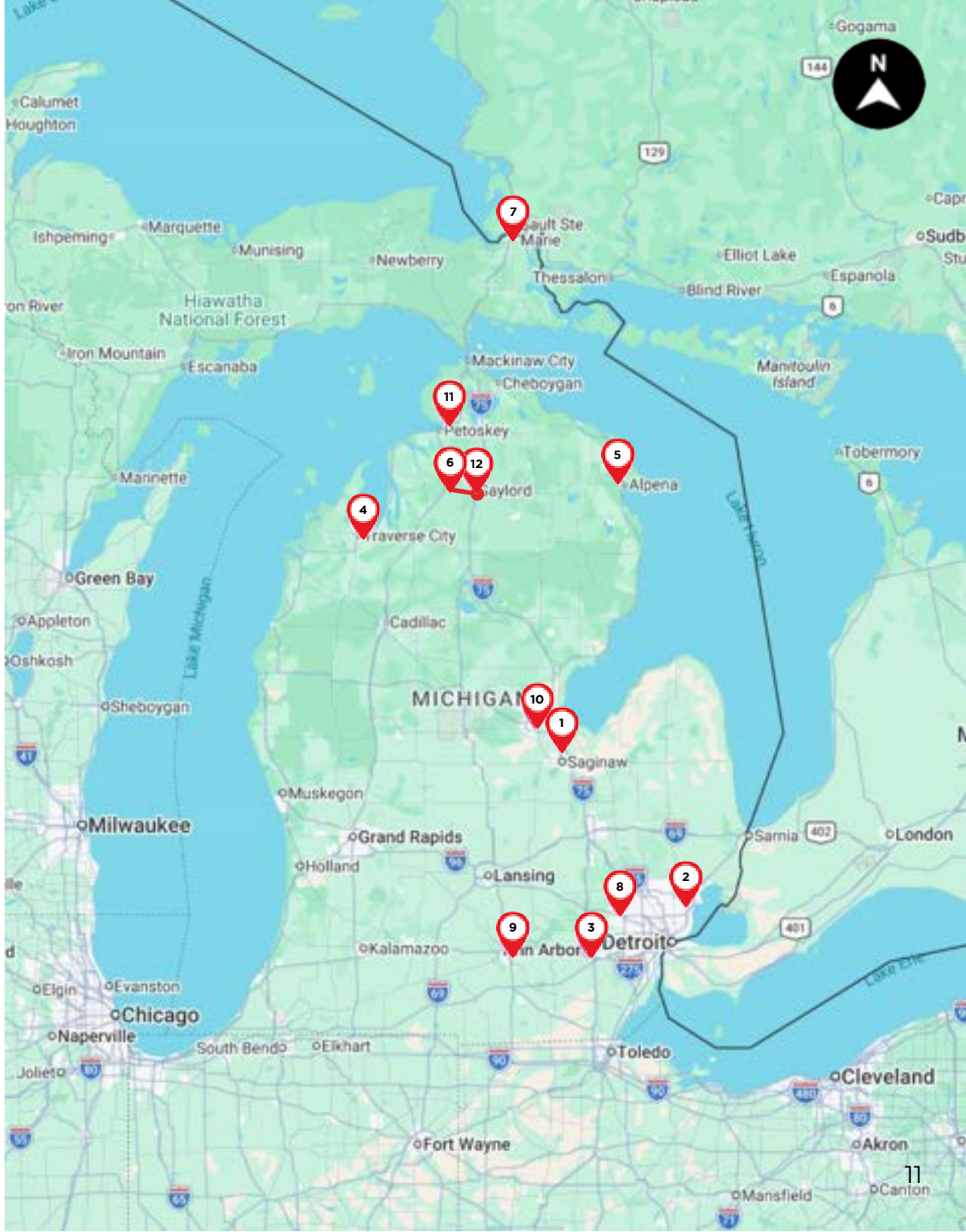
**10.) Standard Electric - Branch 2**  
3900 James Savage Rd, Midland, MI  
**Size:** 18,742 SF | **Built:** 1973



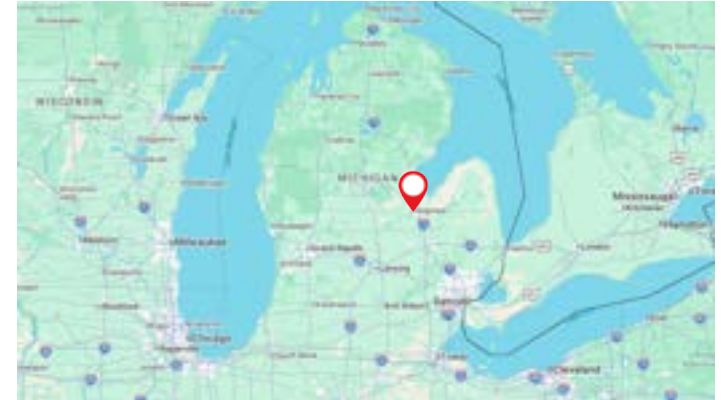
**11.) Standard Electric - Branch 8**  
2034 M-119, Petoskey, MI  
**Size:** 8,619 SF | **Built:** 1980



**12.) Standard Electric - Branch 5**  
1815 Dickerson Rd, Gaylord, MI  
**Size:** 11,918 SF | **Built:** 2000



# 2650 TRAUTNER DR SAGINAW, MI



## PROPERTY OVERVIEW

<b>Building Size:</b>	70,542 SF
<b>Lot Size:</b>	10 Acres
<b>Year Built:</b>	1999
<b>Doors:</b>	9 Grade-Level
<b>Traffic Count:</b>	4,399 Vehicles Per Day (Trautner Dr/Hampton Pl)

## DEMOGRAPHICS

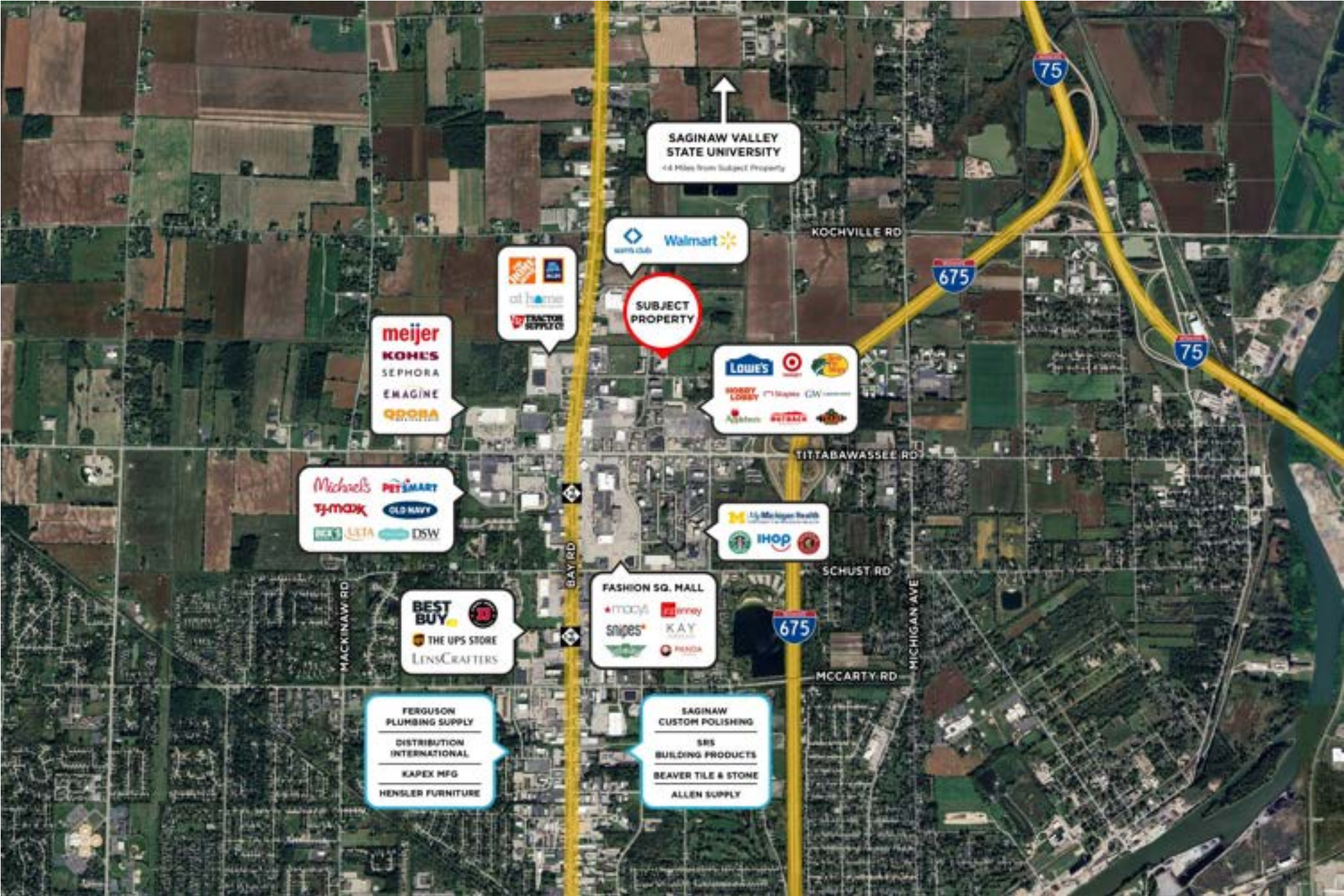
(Within a 10 Mile Radius)

<b>Population:</b>	191,531
<b>Median Age:</b>	41.0
<b>Households:</b>	80,780
<b>Median HH Income:</b>	\$54,745
<b>Median Home Value:</b>	\$130,861

**2650 TRAUTNER DR**  
**SAGINAW, MI**



2650 TRAUTNER DR  
SAGINAW, MI



SAGINAW VALLEY STATE UNIVERSITY  
4.4 Miles from Subject Property

Walmart

SUBJECT PROPERTY

meijer  
KOH'S  
SEPHORA  
EMAGINE  
QSOHA

Lowe's  
ROOSEY LOBBY  
Target  
Home Depot  
Walmart

Michael's  
TJ-maxx  
PET SMART  
OLD NAVY  
DSW

U.S. Michigan Health  
IHOP

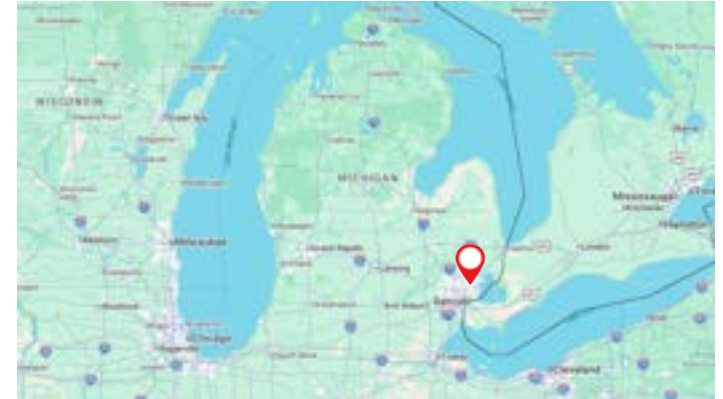
BEST BUY  
THE UPS STORE  
LensCrafters

FASHION SQ. MALL  
macys  
annys  
snipes  
KAY  
PENNCA

FERGUSON PLUMBING SUPPLY  
DISTRIBUTION INTERNATIONAL  
KAPEX MFG  
HENSLEER FURNITURE

SAGINAW CUSTOM POLISHING  
SRS BUILDING PRODUCTS  
BEAVER TILE & STONE  
ALLEN SUPPLY

# 17930 E 14 MILE RD FRASER, MI



## PROPERTY OVERVIEW

<b>Building Size:</b>	24,470 SF
<b>Lot Size:</b>	2.05 Acres
<b>Year Built:</b>	1986
<b>Doors:</b>	2 Grade-Level
<b>Traffic Count:</b>	15,982 Vehicles Per Day (E 14 Mile Rd/Janet Ave)

## DEMOGRAPHICS

(Within a 10 Mile Radius)

<b>Population:</b>	949,106
<b>Median Age:</b>	40.8
<b>Households:</b>	382,439
<b>Median HH Income:</b>	\$68,369
<b>Median Home Value:</b>	\$218,904

**17930 E 14 MILE RD**  
**FRASER, MI**

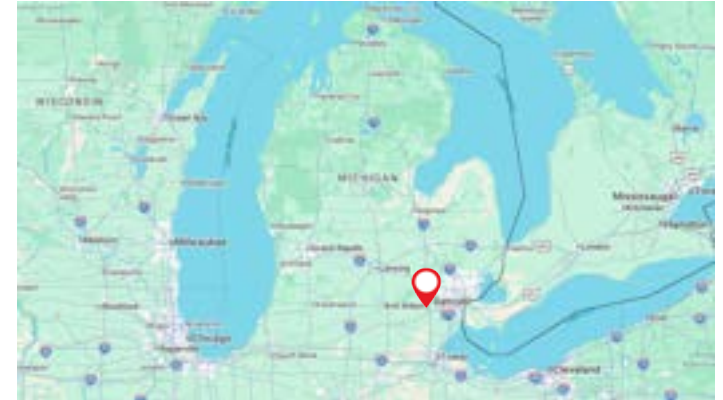


# 17930 E 14 MILE RD FRASER, MI



# 4649 RUNWAY BLVD

## ANN ARBOR, MI



## PROPERTY OVERVIEW

<b>Building Size:</b>	25,027 SF
<b>Lot Size:</b>	3.4 Acres
<b>Year Built:</b>	2005
<b>Doors:</b>	2 Grade-Level & 1 Dock Door
<b>Traffic Count:</b>	1,009 Vehicles Per Day (Runway Blvd/Venture Dr)

## DEMOGRAPHICS

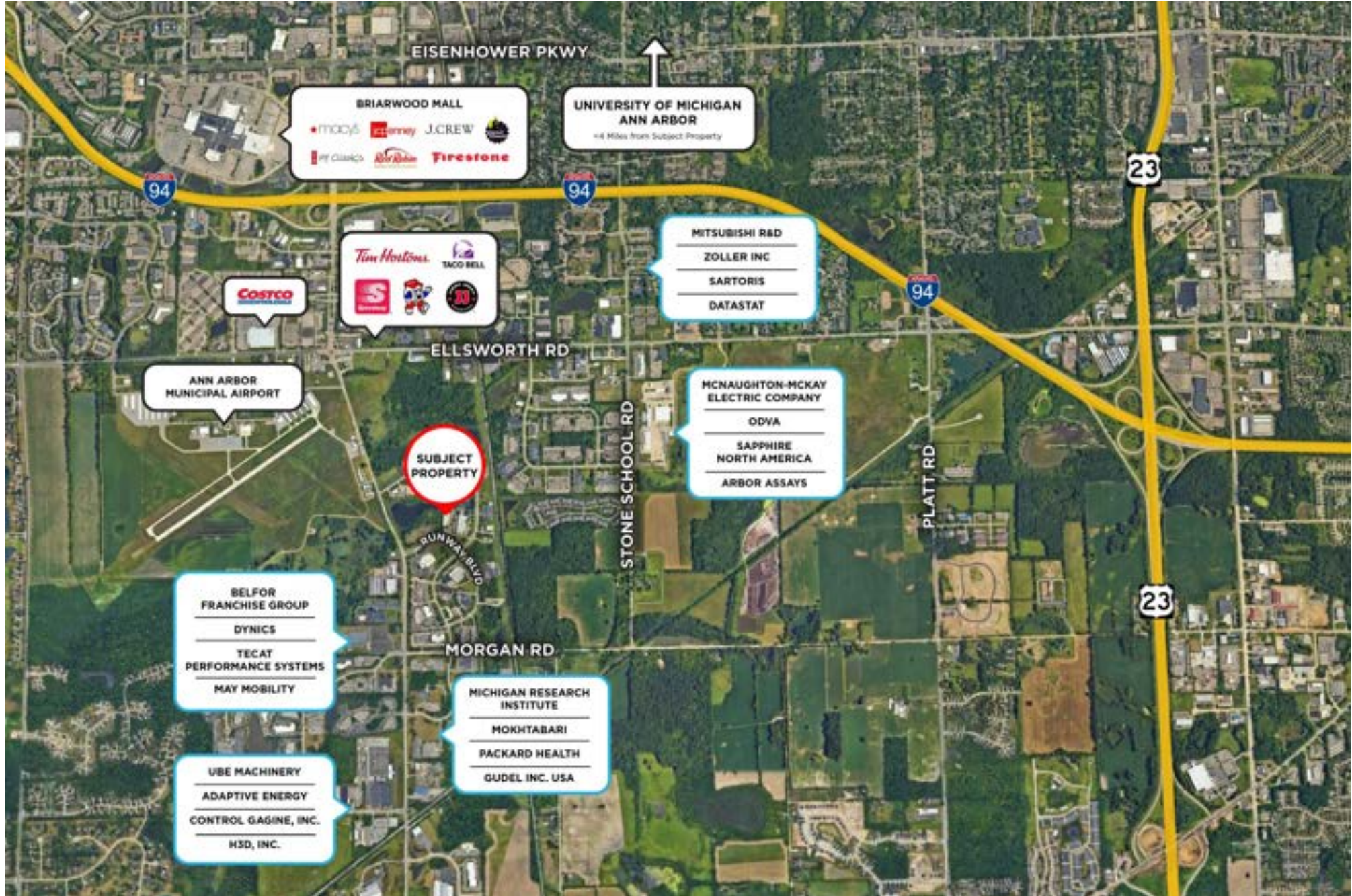
(Within a 10 Mile Radius)

<b>Population:</b>	320,333
<b>Median Age:</b>	34.8
<b>Households:</b>	129,112
<b>Median HH Income:</b>	\$83,052
<b>Median Home Value:</b>	\$363,326

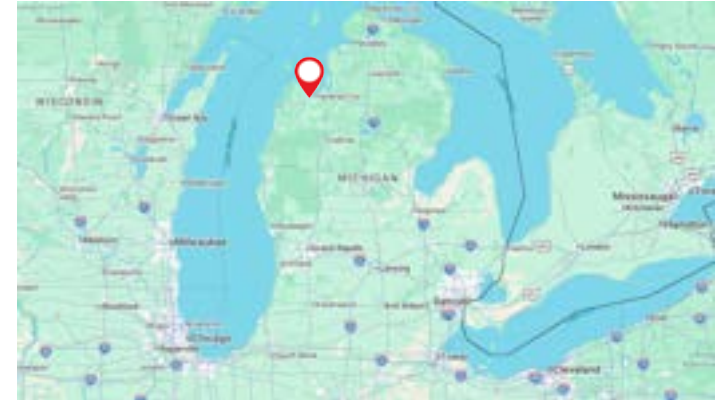
**4649 RUNWAY BLVD**  
**ANN ARBOR, MI**



# 4649 RUNWAY BLVD ANN ARBOR, MI



# 1740 BARLOW ST TRAVERSE CITY, MI



## PROPERTY OVERVIEW

<b>Building Size:</b>	13,360 SF
<b>Lot Size:</b>	0.33 Acres
<b>Year Built:</b>	1975
<b>Doors:</b>	2 Grade-Level
<b>Traffic Count:</b>	9,296 Vehicles Per Day (Barlow St/Floresta St)

## DEMOGRAPHICS

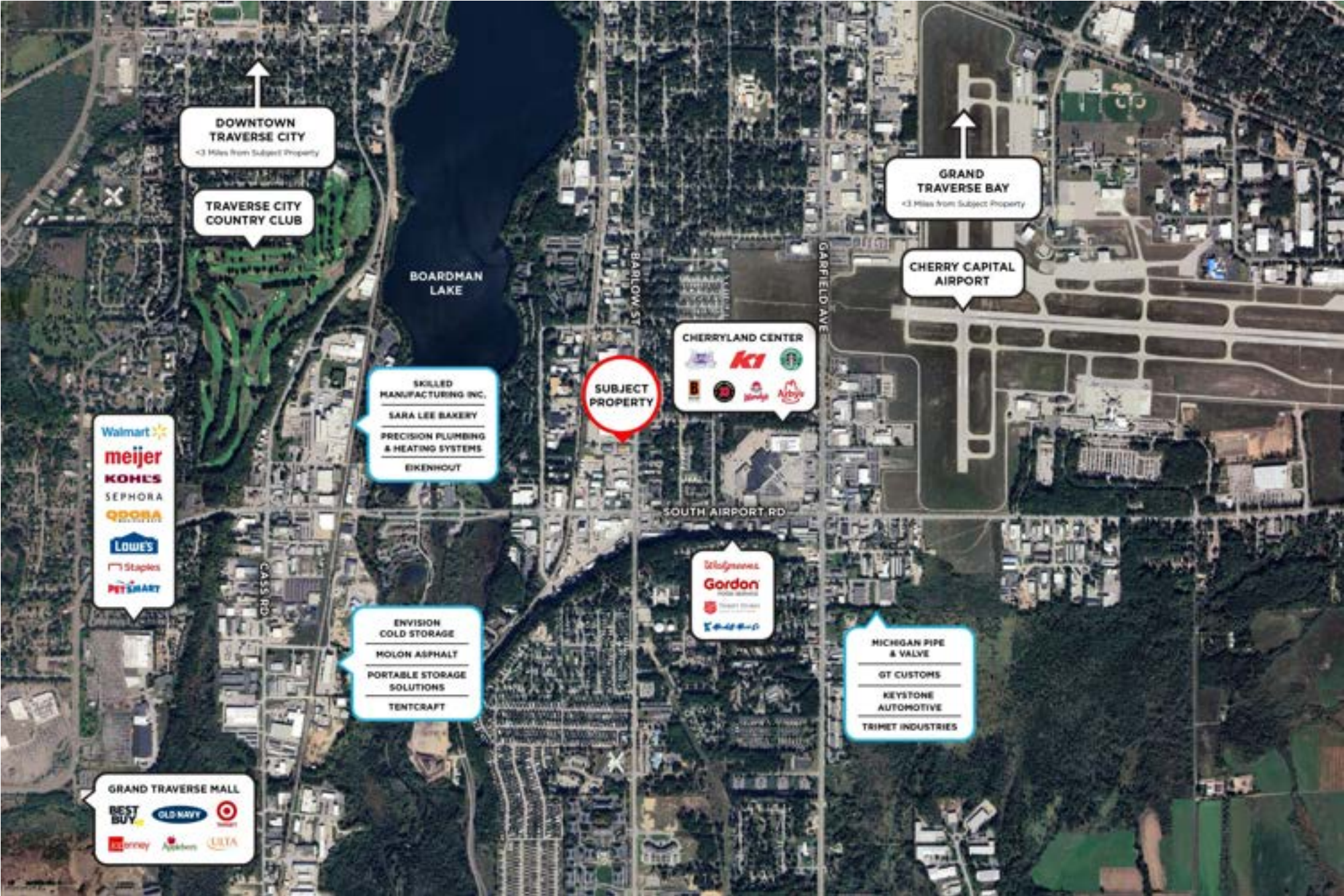
(Within a 10 Mile Radius)

<b>Population:</b>	83,668
<b>Median Age:</b>	44.3
<b>Households:</b>	35,681
<b>Median HH Income:</b>	\$83,579
<b>Median Home Value:</b>	\$355,670

**1740 BARLOW ST**  
**TRAVERSE CITY, MI**

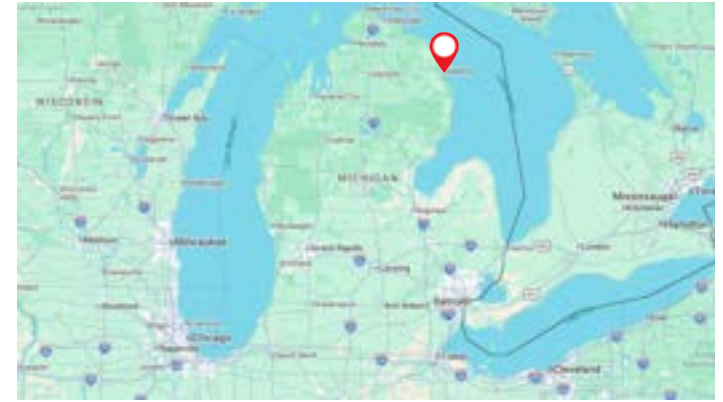


# 1740 BARLOW ST TRAVERSE CITY, MI



# 1055 CRITTENDEN COURT

## ALPENA, MI



## PROPERTY OVERVIEW

<b>Building Size:</b>	11,494 SF
<b>Lot Size:</b>	21.07 Acres
<b>Year Built:</b>	2000
<b>Doors:</b>	2 Grade-Level & 1 Dock Door
<b>Traffic Count:</b>	17,953 Vehicles Per Day (State Hwy 32/Halley Rd)

## DEMOGRAPHICS

(Within a 10 Mile Radius)

<b>Population:</b>	22,833
<b>Median Age:</b>	47.6
<b>Households:</b>	10,297
<b>Median HH Income:</b>	\$50,599
<b>Median Home Value:</b>	\$155,147

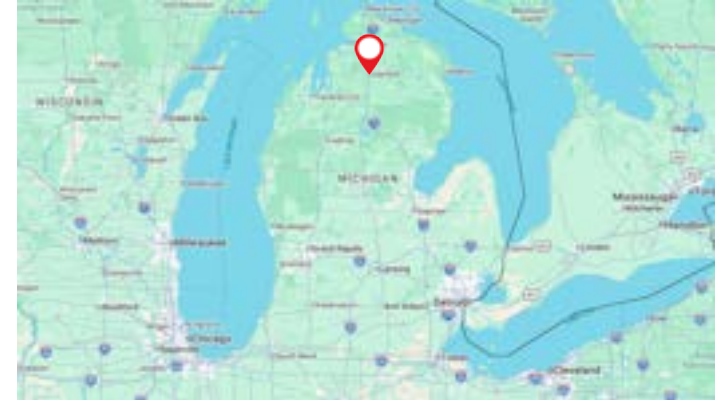
**1055 CRITTENDEN COURT**  
**ALPENA, MI**



# 1055 CRITTENDEN COURT ALPENA, MI



# 1100 GORNICK AVE GAYLORD, MI



## PROPERTY OVERVIEW

<b>Building Size:</b>	10,000 SF
<b>Lot Size:</b>	2.26 Acres
<b>Year Built:</b>	1980
<b>Doors:</b>	3 Grade-Level
<b>Traffic Count:</b>	7,033 Vehicles Per Day (I-75 Bus/Grandview Blvd)

## DEMOGRAPHICS

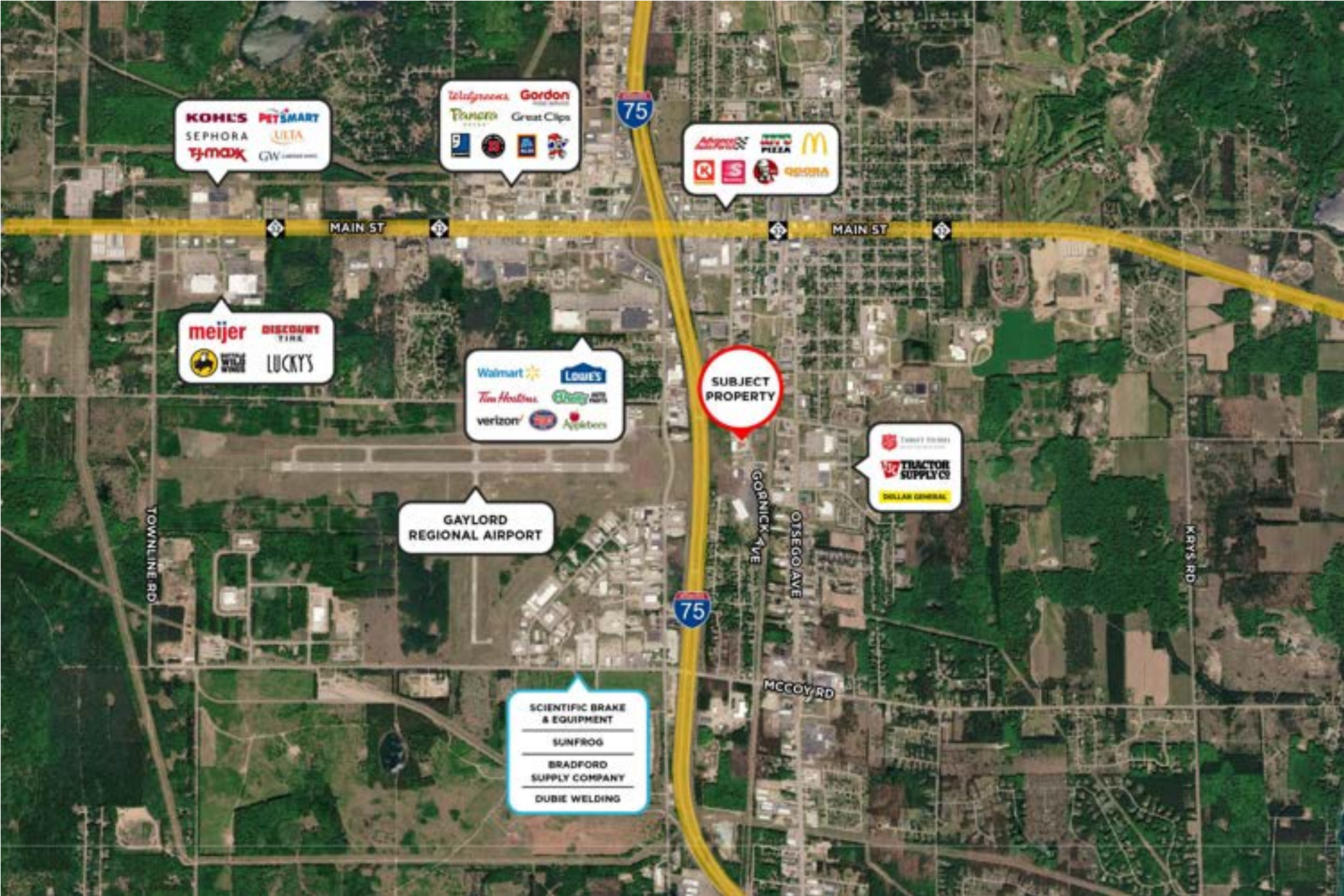
(Within a 10 Mile Radius)

<b>Population:</b>	23,352
<b>Median Age:</b>	44.5
<b>Households:</b>	9,603
<b>Median HH Income:</b>	\$66,266
<b>Median Home Value:</b>	\$220,104

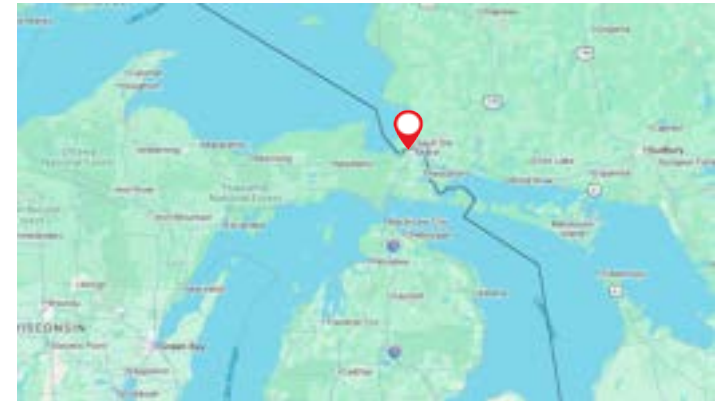
**1100 GORNICK AVE**  
**GAYLORD, MI**



**1100 GORNICK AVE**  
**GAYLORD, MI**



# 2640 DAVITT ST SAULT STE MARIE, MI



## PROPERTY OVERVIEW

<b>Building Size:</b>	11,122 SF
<b>Lot Size:</b>	2.24 Acres
<b>Year Built:</b>	1985
<b>Doors:</b>	2 Grade-Level
<b>Traffic Count:</b>	2,147 Vehicles Per Day (Davitt St/12 <sup>th</sup> Ave)

## DEMOGRAPHICS

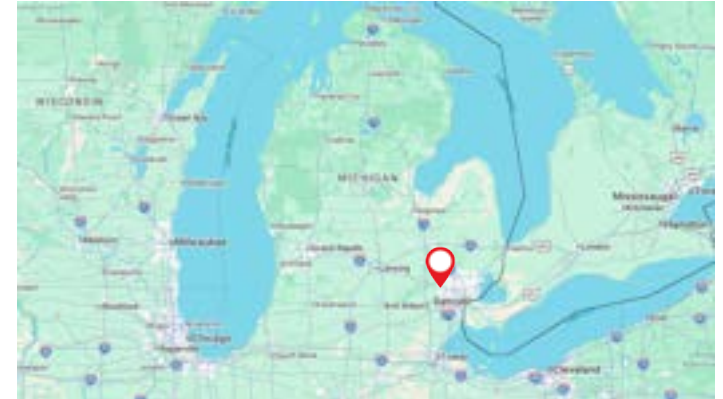
(Within a 10 Mile Radius)

<b>Population:</b>	17,758
<b>Median Age:</b>	38.3
<b>Households:</b>	7,405
<b>Median HH Income:</b>	\$59,025
<b>Median Home Value:</b>	\$153,301

**2640 DAVITT ST**  
**SAULT STE MARIE, MI**



# 44525 GRAND RIVER AVE NOVI, MI



## PROPERTY OVERVIEW

<b>Building Size:</b>	7,800 SF
<b>Lot Size:</b>	0.89 Acres
<b>Year Built:</b>	1960's (1992 – Expansion)
<b>Doors:</b>	1 Grade-Level
<b>Traffic Count:</b>	16,694 Vehicles Per Day (Grand River Ave/Taft Rd)

## DEMOGRAPHICS

(Within a 10 Mile Radius)

<b>Population:</b>	524,756
<b>Median Age:</b>	43.7
<b>Households:</b>	213,884
<b>Median HH Income:</b>	\$104,784
<b>Median Home Value:</b>	\$368,287

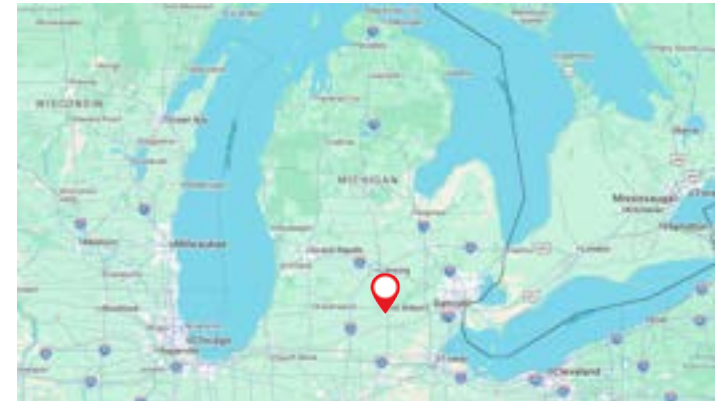
**44525 GRAND RIVER AVE**  
**NOVI, MI**



# 44525 GRAND RIVER AVE NOVI, MI



# 2335 HIGH ST JACKSON, MI



## PROPERTY OVERVIEW

<b>Building Size:</b>	9,810 SF
<b>Lot Size:</b>	1.58 Acres
<b>Year Built:</b>	1975
<b>Doors:</b>	2 Grade-Level
<b>Traffic Count:</b>	7.517 Vehicles Per Day (E High St/Losey Ave)

## DEMOGRAPHICS

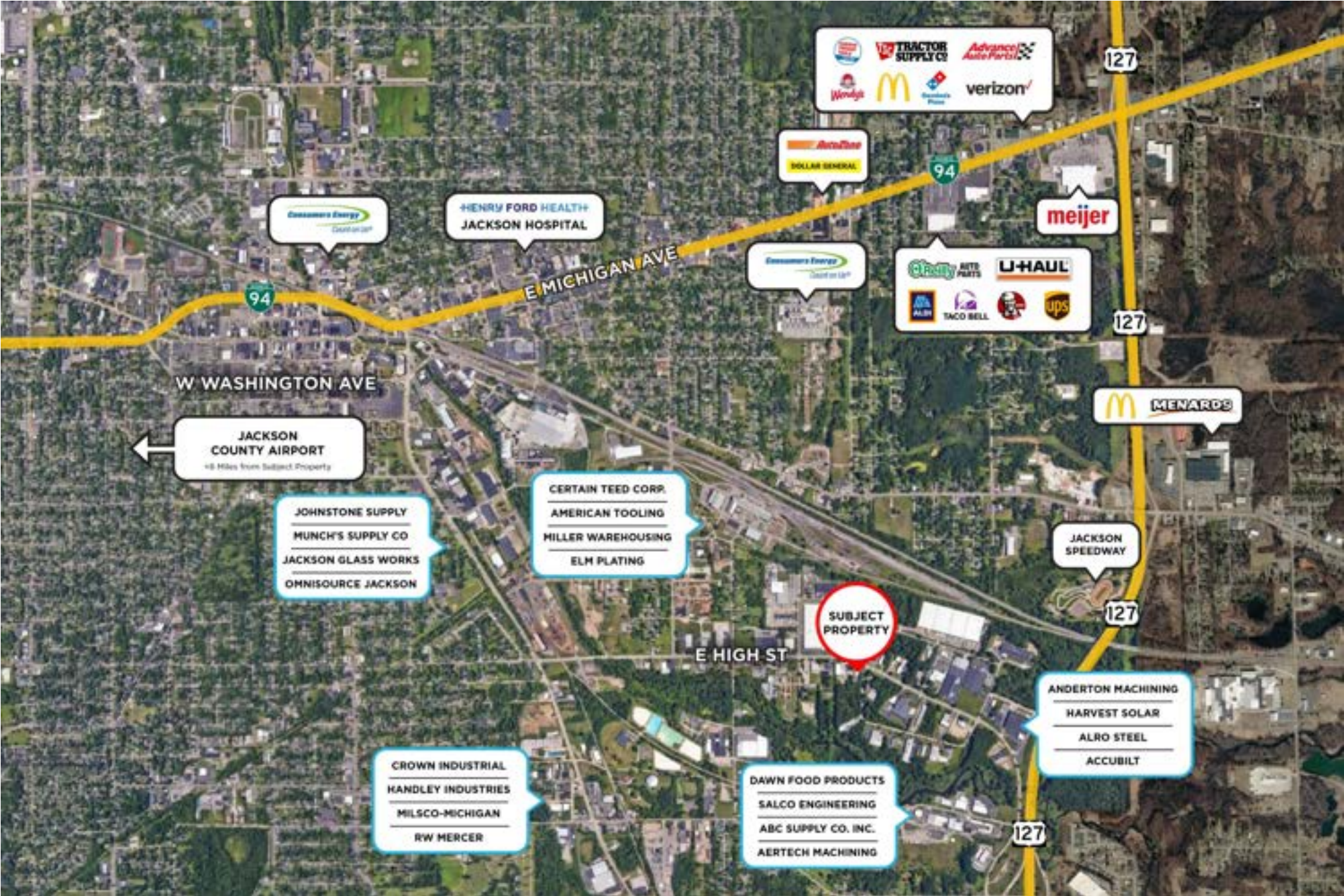
(Within a 10 Mile Radius)

<b>Population:</b>	117,183
<b>Median Age:</b>	41.0
<b>Households:</b>	47,886
<b>Median HH Income:</b>	\$61,063
<b>Median Home Value:</b>	\$190,234

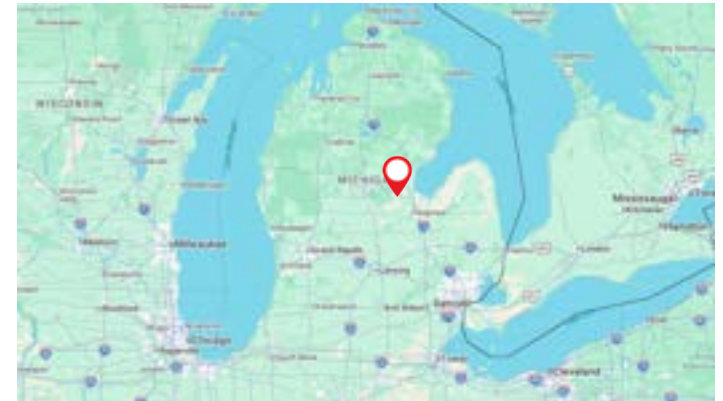
**2335 HIGH ST**  
**JACKSON, MI**



# 2335 HIGH ST JACKSON, MI



# 3900 JAMES SAVAGE RD MIDLAND, MI



## PROPERTY OVERVIEW

<b>Building Size:</b>	18,742
<b>Lot Size:</b>	0.88 Acres
<b>Year Built:</b>	1973 (1993 – Expansion)
<b>Doors:</b>	1 Grade-Level & 2 Dock Doors
<b>Traffic Count:</b>	1,164 Vehicles Per Day (James Savage Rd/Waldo Ave)

## DEMOGRAPHICS

(Within a 10 Mile Radius)

<b>Population:</b>	85,448
<b>Median Age:</b>	42.4
<b>Households:</b>	33,947
<b>Median HH Income:</b>	\$80,098
<b>Median Home Value:</b>	\$206,650

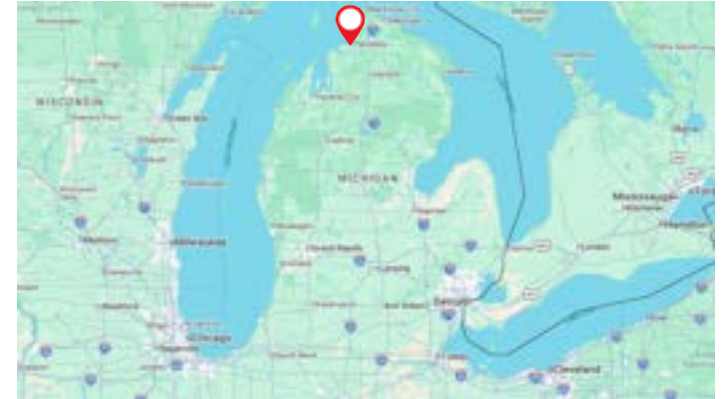
**3900 JAMES SAVAGE RD**  
**MIDLAND, MI**



# 3900 JAMES SAVAGE RD MIDLAND, MI



# 2034 M-119 PETOSKEY, MI



## PROPERTY OVERVIEW

<b>Building Size:</b>	8,619 SF
<b>Lot Size:</b>	0.61 Acres
<b>Year Built:</b>	1980
<b>Doors:</b>	2 Grade-Level
<b>Traffic Count:</b>	13,517 Vehicles Per Day (M-119/Powell Rd)

## DEMOGRAPHICS

(Within a 10 Mile Radius)

<b>Population:</b>	29,759
<b>Median Age:</b>	46.6
<b>Households:</b>	12,875
<b>Median HH Income:</b>	\$77,303
<b>Median Home Value:</b>	\$332,908

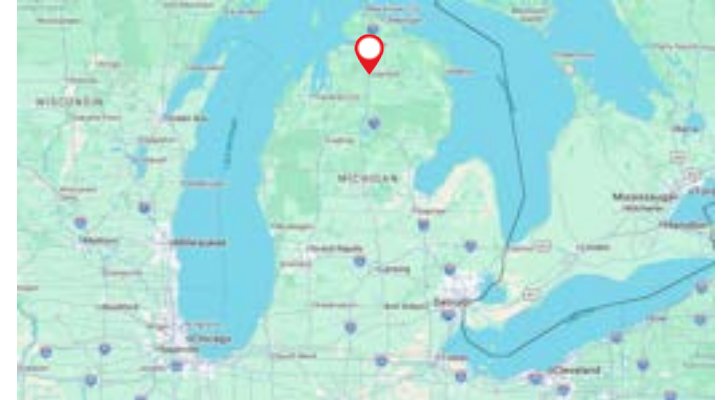
**2034 M-119**  
**PETOSKEY, MI**



2034 M-119  
PETOSKEY, MI



# 1815 DICKERSON RD GAYLORD, MI



## PROPERTY OVERVIEW

<b>Building Size:</b>	11,918 SF
<b>Lot Size:</b>	1.21 Acres
<b>Year Built:</b>	2000
<b>Doors:</b>	3 Grade-Level
<b>Traffic Count:</b>	8,863 Vehicles Per Day (Dickerson Rd/W McCoy Rd)

## DEMOGRAPHICS

(Within a 10 Mile Radius)

<b>Population:</b>	23,352
<b>Median Age:</b>	44.5
<b>Households:</b>	9,603
<b>Median HH Income:</b>	\$66,266
<b>Median Home Value:</b>	\$220,104

**1815 DICKERSON RD**  
**GAYLORD, MI**



1815 DICKERSON RD  
GAYLORD, MI



# BROKER REPRESENTATION



**600**

CURRENT  
BROKER LISTINGS

**15,000**

MULTI-FAMILY  
APARTMENTS MANAGED

**18,000,000**

COMMERCIAL SF  
MANAGED

**\$22,500,000,000**

IN CLOSED TRANSACTIONS



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# SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

## **SINGLE TENANT SALES** **(RETAIL, MEDICAL, OFFICE, INDUSTRIAL)**

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

## **MULTI-FAMILY SALES**

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

## **SHOPPING CENTER SALES**

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

## **INDUSTRIAL SALES**

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

## **ONLINE AUCTION SALES**

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

## **ADDITIONAL SERVICE LINES**

- 1031 exchanges
- Debt placement / capital markets
- Sale leasebacks & portfolio sales
- Valuation, research & consultation
- Commercial management
- Multi-Family Management
- Construction & design services
- Financing



CREATING  
**VALUE**  
BEYOND  
**REAL**  
**ESTATE**



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