



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SALE

# Cache Meadows

642 North 1000 West / Logan, Utah



## Property Highlights

- Total Square Feet: 209,400
- Land: 14.98 Acres
- Year Built: 1997-2006
- Sales Price: \$16,572,474
- Price Per Square Foot: \$79.14
- Gross Operating Income: \$1,230,871.56
- Effective Income: \$1,144,710.55
- CAM Income: \$279,892.80
- Operating Income: \$1,424,603.35
- Expenses: \$347,392.50
- Net Operating Income: \$1,077,210.85
- Capitalization Rate: 6.5%

## Industrial Investment Opportunity

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**Overview:** Cache Meadows is one of the premier industrial complexes in Cache County. The complex consists of six buildings built between the years of 1997-2006. Each building has a clear height of 16' and is built with either a 2,400 square foot bay or 3,000 square foot bay. The construction of each building consists of slab on grade concrete block, metal, and stucco with each unit being individually metered for gas and electric.

Cache Meadows is located on the intersection of 600 North and 1000 West (Highway 252). Hwy 252 is one of the major accesses into Logan and Cache Valley and is the only major access for semi-trucks. Surrounding companies are; Thermo Fisher Scientific, Ikon Fitness, Cache Valley Cheese, Gosner's Cheese, Schribers, Camp Saver, etc.

The property enjoys a great tenant mix with: Thermo Fisher Scientific, Reminder Band, Motion industries, Aqua Mira Technologies, Altius Gymnastics, Les Olsen Companies, Fastenal, etc.



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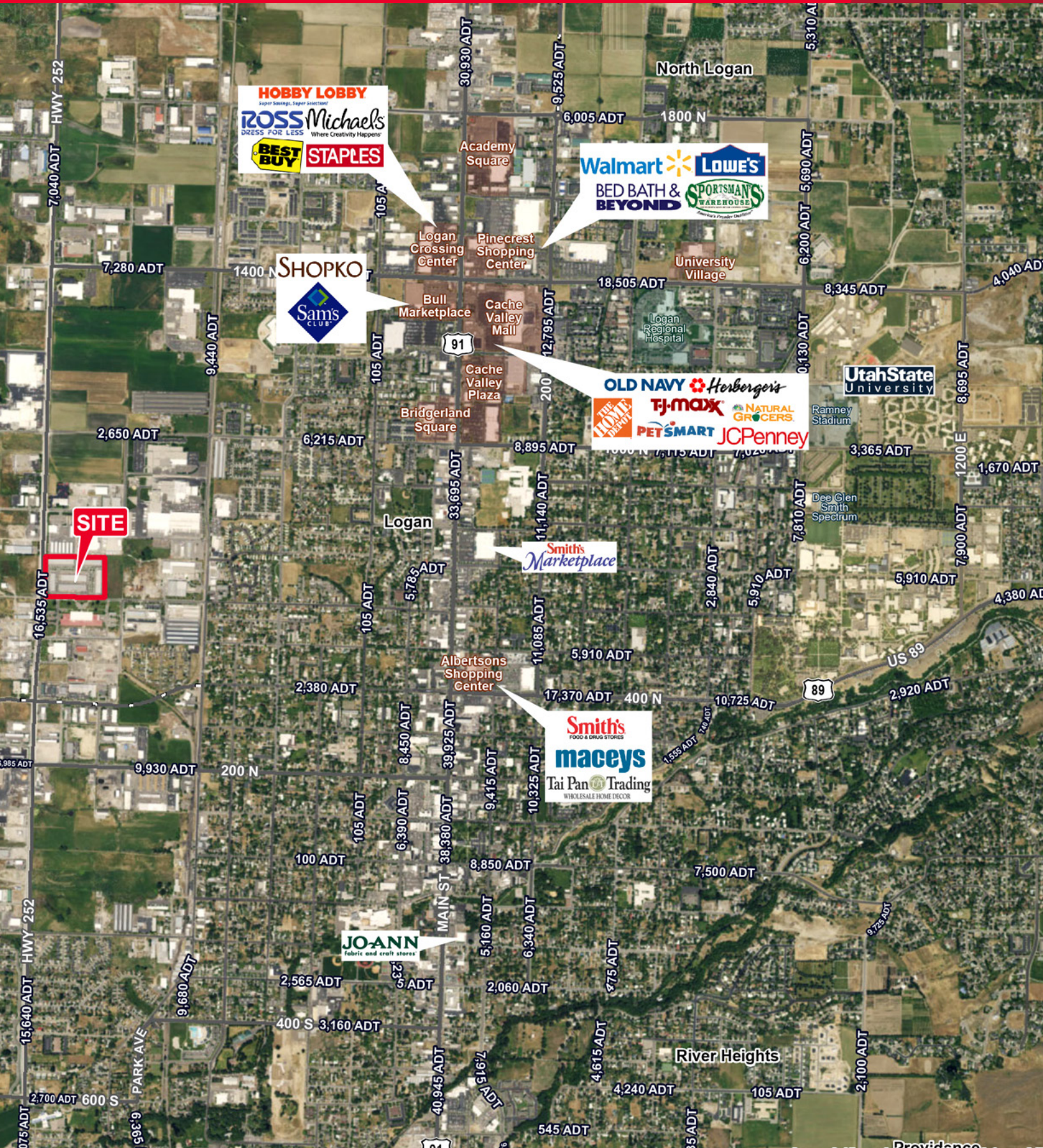


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**HOBBY LOBBY**  
Super Savings. Super Selection.  
**ROSS** Michaels  
DRESS FOR LESS Where Creativity Happens  
**BEST BUY** **STAPLES**

**Walmart** **LOWE'S**  
**BED BATH & BEYOND** **SPORTSMAN'S WAREHOUSE**

**SHOPKO**  
**Sam's CLUB**

**OLD NAVY** **Herberger's**  
**TJ-MAXX** **NATURAL GROCERS**  
**PETSMART** **JCPenney**

**SITE**

**Smith's Marketplace**

**Smith's FOOD & DRUG STORES**  
**maceys**  
**Tai Pan Trading**  
WHOLESALE HOME DECOR

**JO-ANN**  
fabric and craft stores