

Net Leased Investment



Property Highlights

- Price: \$2,830,000
- Rare single tenant industrial sale-leaseback
- 6.75% cap rate
- 7+ years left on NNN lease
- Strong tenant, in business for 16+ years
- 27,119 SF on 1.3 acres
- Concrete tilt-up, 2008 construction
- 1% vacancy rate, Washington County Industrial market
- Corporate headquarter office

Travis J. Parry, SIOR, CCIM
Senior Director
+1 435 986 4708
tparry@comre.com

Tom Callister, SIOR
Director
+1 435 986 4709
tcallister@comre.com

2 West St. George Blvd, Suite 10
St. George, Utah 84770
Main +1 435 673 7111
Fax +1 435 673 7153
comre.com



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. (path: G:\1 - Projects\St George\Parry_Travis\1 - Flyers\198OldHwy91_flyer)



Travis J. Parry, SIOR, CCIM
Senior Director
+1 435 986 4708
tparry@comre.com

Tom Callister, SIOR
Director
+1 435 986 4709
tcallister@comre.com

2 West St. George Blvd, Suite 10
St. George, Utah 84770
Main +1 435 673 7111
Fax +1 435 673 7153
comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. (path: G:\1 - Projects\St George\Parry_Travis\1 - Flyers\198nOldHwy91_flyer)



Travis J. Parry, SIOR, CCIM
Senior Director
+1 435 986 4708
tparry@comre.com

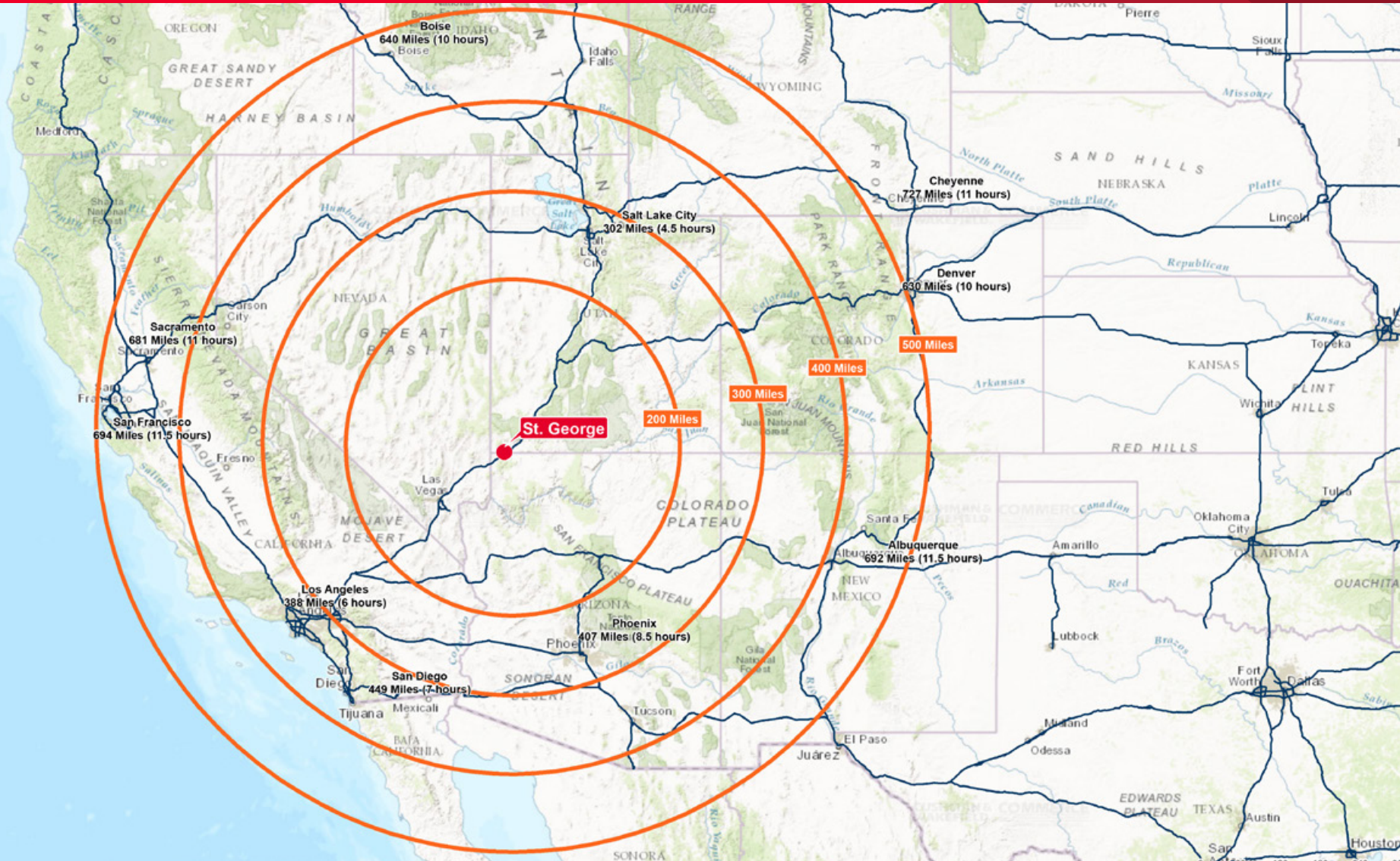
Tom Callister, SIOR
Director
+1 435 986 4709
tcallister@comre.com



2 West St. George Blvd, Suite 10
St. George, Utah 84770
Main +1 435 673 7111
Fax +1 435 673 7153
comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. (path: G:\1 - Projects\St George\Parry_Travis\1 - Flyers\198nOldHwy91_flyer)



Drive Times

Travis J. Parry, SIOR, CCIM
Senior Director
+1 435 986 4708
tparry@comre.com

Tom Callister, SIOR
Director
+1 435 986 4709
tcallister@comre.com

2 West St. George Blvd, Suite 10
St. George, Utah 84770
Main +1 435 673 7111
Fax +1 435 673 7153
comre.com