CONFIDENTIAL OFFERING MEMORANDUM

152 INDUSTRIAL DRIVE

ROCK SPRINGS, WYOMING 82901

CUSHMAN & WAKEFIELD

ROCK SPRINGS | 152

Industrial Drive
Rock Springs, Wyoming 82901

INVESTMENT CONTACT

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EXECUTIVE SUMMARY

Cushman & Wakefield of U.S., Inc. is pleased to offer for sale **152 Industrial Drive, Rock Springs, WY,** a single-tenant NNN leased investment opportunity. Located along U.S. Highway 191, a major city throughway, the ±9,000 Sq. Ft. building is occupied by Praxair Distribution, Inc. With approximately 3 years remaining on the lease term, Praxair Distribution is operating on a triple-net lease and two, 3-year options to extend. Situated on a 1.14 Acre site, this property was developed in 1975 and is currently operated by one of the largest industrial gas companies across the world.

OFFERING SUMMARY

PRICE:	$1,250,000
BUILDING SIZE:	9,000 SF
NOI:	$105,660
CAP RATE:	8.45%
LEASE TYPE:	NNN
LEASE EXPIRATION:	1/31/2026
OPTIONS:	Two, 3-year options

GUARANTEE:	Corporate Guarantee
LOT SIZE:	1.14 Acres / 46,658 SF
YEAR BUILT:	1975
STORIES:	1
TYPE OF OWNERSHIP:	Fee Simple
APN:	04-1905-22-1-00-010.00

INVESTMENT HIGHLIGHTS

Single-tenant Praxair Distribution Facility with a NNN Lease

9,000 SF Industrial Warehouse Situated on 1.14 Acres

Approximately 3 Years Remaining on the Lease Term

Two 3-year Options to Extend

An Industry Leading Specialty Gas Provider and a Subsidiary of Linde

Recently Acquired by Linde, the Largest Industrial Gas Company in the World

LOCATION HIGHLIGHTS

Situated along U.S. Highway 191, a Cross-Country Merchant Interstate

Located Less Than a Mile from Desert View Elementary School

Nearby Residential Communities include Desert Village and Sweetwater Heights

Surrounding Retailers Include Tire Den Point S, AmeriGas Propane, Total Service Supply, Kum & Go, and Subway

Large Population of 27,819 Residents within a 10-mile Radius of the Subject Property

Strong Traffic Counts and Visibility | 13,500 VPD on U.S. Highway 191

NYSE: LIN
S&P Rating: A
Moody's Rating: A2

Praxair, Inc. was an American worldwide industrial gases company. Founded in 1907, Praxair was the largest industrial gases company in North and South America, and the third-largest worldwide by revenue. In 2018 it merged with Linde AG to form Linde PLC.

About Linde

Linde is a leading global industrial gases and engineering company with 2021 sales of $31 billion (€26 billion). We live our mission of making our world more productive every day by providing high-quality solutions, technologies and services which are making our customers more successful and helping to sustain and protect our planet.

The company serves a variety of end markets including chemicals & energy, food & beverage, electronics, healthcare, manufacturing, metals and mining. Linde's industrial gases are used in countless applications, from life-saving oxygen for hospitals to high-purity & specialty gases for electronics manufacturing, hydrogen for clean fuels and much more. Linde also delivers state-of-the-art gas processing solutions to support customer expansion, efficiency improvements and emissions reductions.

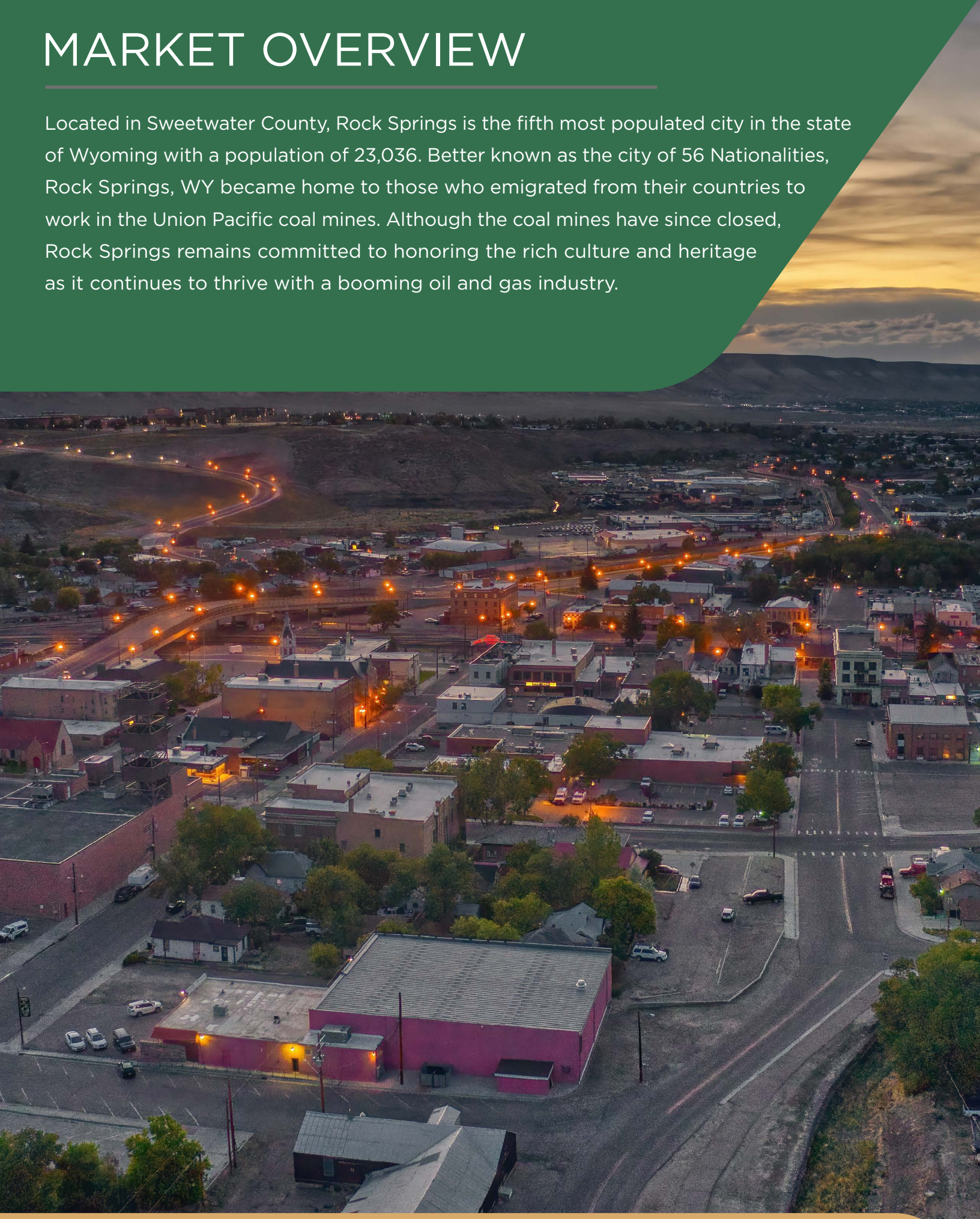
For more information about the company and its products and services, please visit www.linde.com

Praxair/Linde has served this oil and gas and mining part of the country out of this location since 1975. They continue to hold their prominence with an even larger base of services and expertise than before.

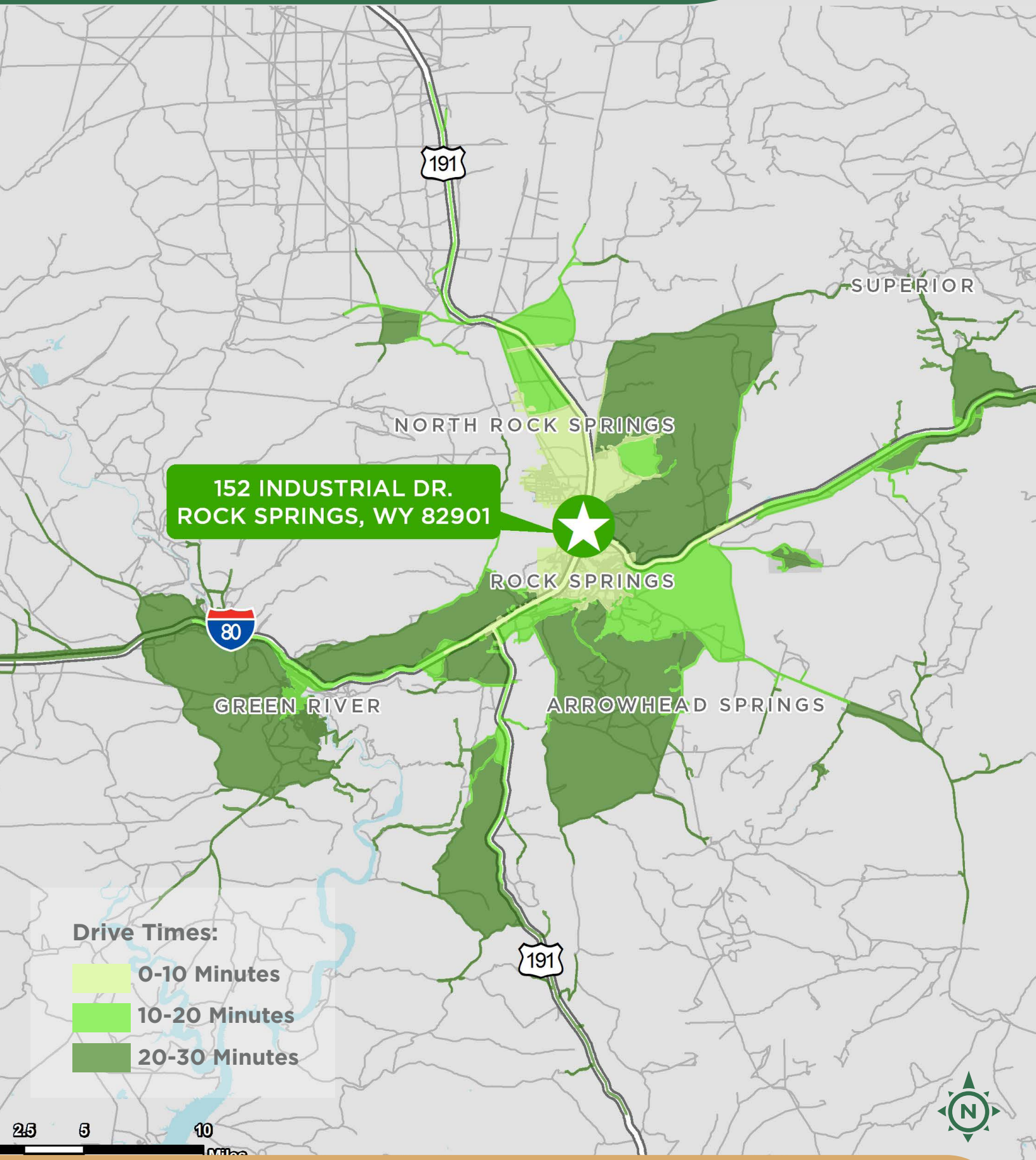
CORPORATE NEIGHBORS

MARKET OVERVIEW

Located in Sweetwater County, Rock Springs is the fifth most populated city in the state of Wyoming with a population of 23,036. Better known as the city of 56 Nationalities, Rock Springs, WY became home to those who emigrated from their countries to work in the Union Pacific coal mines. Although the coal mines have since closed, Rock Springs remains committed to honoring the rich culture and heritage as it continues to thrive with a booming oil and gas industry.



DRIVE TIME MAP

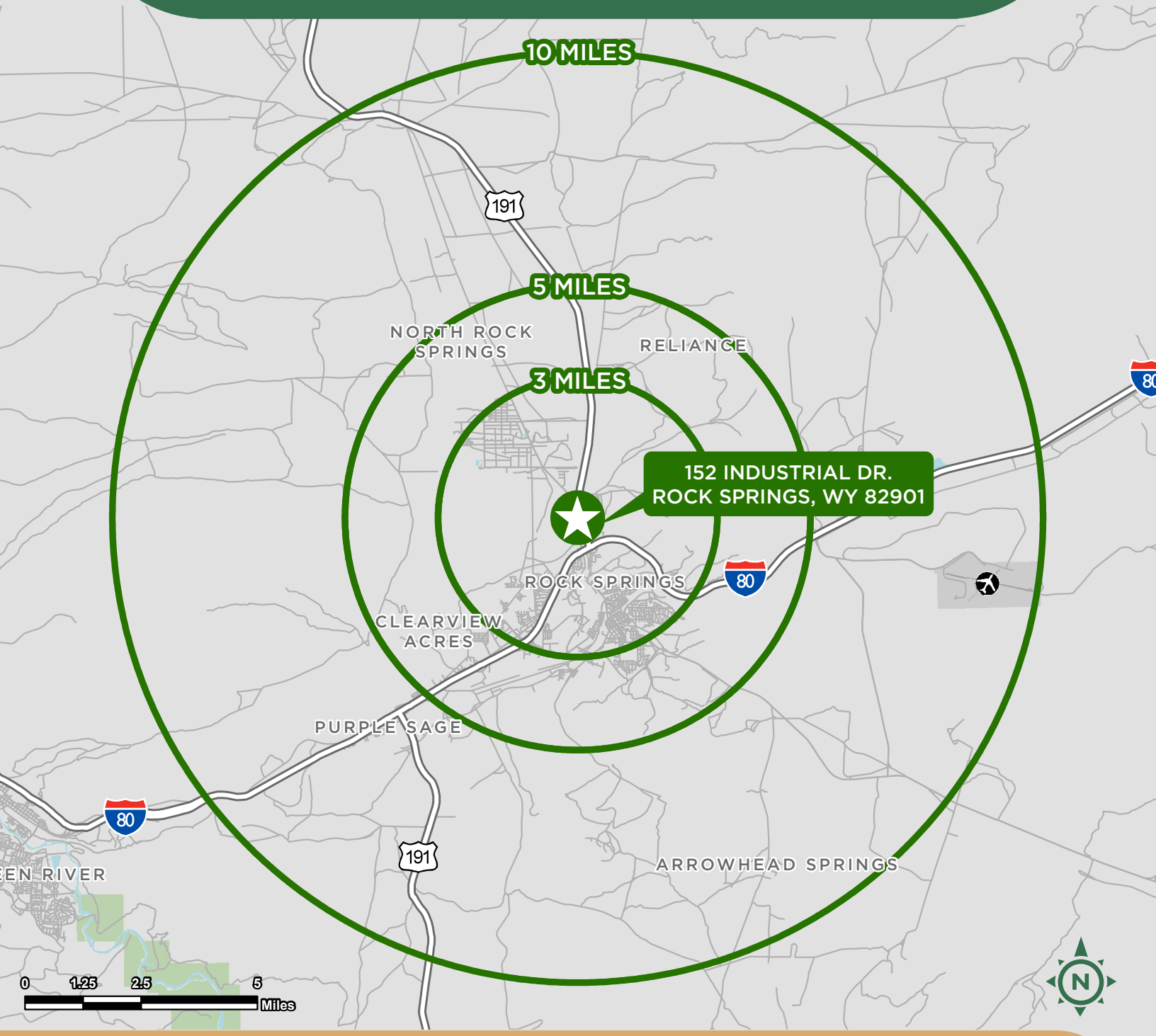


DEMOGRAPHICS

HOUSEHOLDS
(2022)
3 Miles: 8,003
5 Miles: 10,178
10 Miles: 10,589

POPULATION
(2022)
3 Miles: 21,178
5 Miles: 26,889
10 Miles: 28,225

INCOME
(Avg Household Income)
3 Miles: $90,765
5 Miles: $87,235
10 Miles: $86,702



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