

Single-Tenant Industrial

MIDVALE, UTAH



Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire 7285 South 700 West (the “Property”), a 19,570-sf industrial asset located in Midvale, Utah, within the heart of the Central West Industrial Submarket of Salt Lake City. Originally constructed between 1950 and 2009, the Property comprises three distinct industrial buildings: a 15,180-sf metal office/flex/warehouse, a 2,800-sf concrete block storage building, and a 1,590-sf metal storage building situated on a 2.65-acre site.

The Property benefits from its prime location just south of 7200 South, a major east-west thoroughfare. This provides premier access to Interstate 15, allowing travelers to reach the freeway entrance ramp in under a minute. Interstate 15 facilitates north-south travel throughout all of Utah’s major population cores. Downtown Salt Lake City and the Salt Lake International Airport are just 12- and 16-minute drives to the north, respectively. Notably, the Property is walkable to retail and dining options, a rarity for industrial assets, ensuring a happy and healthy workforce.

The Property is fully leased to Siddons-Martin Emergency Group, a dealer of emergency vehicles serving Arkansas, Louisiana, New Mexico, Nevada, Tennessee, Texas, and Utah. At this location, Siddons-Martin repairs emergency vehicle fleets on behalf of clients.

The tenant’s lease is set to expire in January 2026, at which point Siddons-Martin plans to vacate the Property due to the company’s expansion. Currently, the tenant pays \$0.94 psf, significantly below the market average estimated to be north of \$1.20 psf. This difference allows the next investor to unlock additional value by re-leasing the Property upon Siddons-Martin’s lease expiration at much higher market rates.



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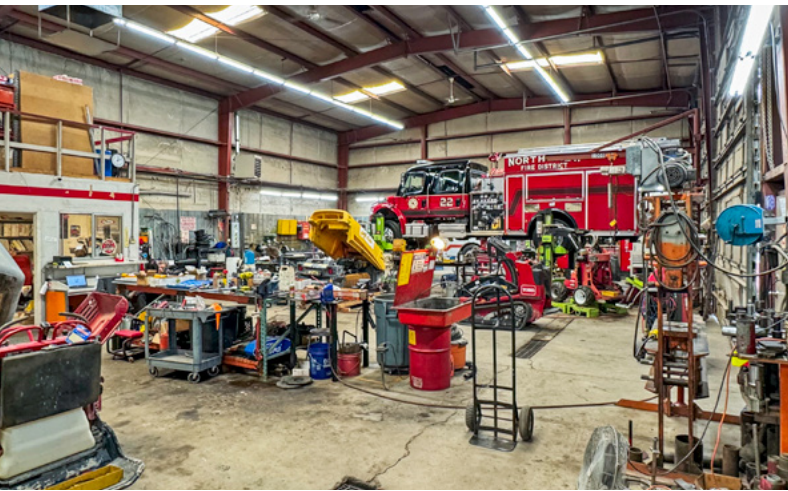
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Asset Summary

Address:	7285 South 700 West Midvale, Utah
Tenant:	Siddons-Martin Emergency Group
Building Size:	19,570 total nrsf (buyer to verify)
Site Size:	2.65 acres
Parcel Number:	21-25-152-007
Zoning:	CI - Clean Industrial (Midvale City)
Age:	1950/1970/2009
Parking:	21 spaces (2.65/1,000 sf ratio)
Grade Level Doors:	12 total
Clear Height:	10-21 ft. (varies by building)

Investment Highlights

Sales Price:	\$4,500,000 (\$230 psf)
Cap Rate:	4.88% (escalates to 5.01% on 02/01/2025)*
In-Place Rent:	\$18,300/month (\$0.94 psf)
Remaining Lease Term:	16 months (as of 10/01/2024)

*Annualized monthly NNN Rent

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**CUSHMAN &
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SURROUNDING RETAIL & AMENITIES

Located directly adjacent to Midvale's Riverwalk district and less than 3 miles from Fashion Place Mall, the Property boasts unparalleled access to the region's top retail, dining, hospitality, and entertainment destinations, from national brands to local favorites. Within reach are various amenities, including one of Utah's two Topgolds, the Murray Parkway Golf Course, several scenic trails like the Jordan River Trail, easy access to UTA Trax Light Rail, and three nearby hospitality options.



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