

WILSON

CONNECTIVITY

10 YEAR NET LEASE INVESTMENT

ST. GEORGE, UTAH
OFFERING MEMORANDUM



ACTUAL PROPERTY

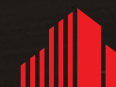
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This property is listed in conjunction
with Utah-licensed real estate broker
Cushman & Wakefield, Inc.



**CUSHMAN &
WAKEFIELD**

Private Capital Group

WILSON

CONNECTIVITY

ST. GEORGE, UTAH

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OFFERING

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ACTUAL PROPERTY



CUSHMAN &
WAKEFIELD

01

OFFERING

INVESTMENT HIGHLIGHTS
EXECUTIVE SUMMARY

ACTUAL PROPERTY

INVESTMENT HIGHLIGHTS

TENANT:	Wilson Connectivity
LOCATION:	1450 E Venture Dr, St. George, UT 84790
LEASE TYPE:	Net lease
BUILDING SIZE:	±90,236 SF
LAND SIZE:	±5.00 AC (±217,800 SF)
YEAR BUILT:	2025
RENT COMMENCEMENT:	8/1/2025
LEASE EXPIRATION:	9/30/2035
LEASE TERM:	10 years
OPTIONS:	Two (2) five (5) year options
RENT ADJUSTMENT:	2.5% annual increases
APN:	1211978
LANDLORD RESPONSIBILITIES:	Roof and structure

CURRENT NOI	PRICE	CAP
\$1,453,128	\$23,500,000	6.18%

RENT SCHEDULE:

YEAR	DATES	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
1	8/1/25 - 9/30/26	\$121,094	\$1,453,128	N/A	6.18%
2	10/1/26 - 9/30/27	\$124,121	\$1,489,452	2.50%	6.34%
3	10/1/27 - 9/30/28	\$127,224	\$1,526,688	2.50%	6.50%
4	10/1/28 - 9/30/29	\$130,405	\$1,564,860	2.50%	6.66%
5	10/1/29 - 9/30/30	\$133,665	\$1,603,980	2.50%	6.83%
6	10/1/30 - 9/30/31	\$137,006	\$1,644,072	2.50%	7.00%
7	10/1/31 - 9/30/32	\$140,432	\$1,685,184	2.50%	7.17%
8	10/1/32 - 9/30/33	\$143,942	\$1,727,304	2.50%	7.35%
9	10/1/33 - 9/30/34	\$147,541	\$1,770,492	2.50%	7.53%
10	10/1/34 - 9/30/35	\$151,230	\$1,814,760	2.50%	7.72%

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Net lease with a strong tenant
- Long term primary lease - 10 years remaining
- Brand new construction
- Attractive 2.5% annual increases
- Mission critical location due to a consolidation of multiple locations to this property

TENANT HIGHLIGHTS

- National leader in cellular connectivity, distributed antenna systems (DAS), and private 5G network solutions for commercial and enterprise applications
- Headquartered in St. George, Utah with more than 25 years of industry experience and nationwide brand recognition
- Operates multiple brands including WilsonPro, weBoost, and Wilson Electronics, serving clients across commercial, residential, and public safety sectors
- Trusted by Fortune 500 companies and major institutions for reliable in-building wireless coverage and compliance with public safety communication standards
- www.wilsonconnectivity.com

LOCATION HIGHLIGHTS

- Located within the Fort Pierce Industrial Park—the region's most established and sought-after industrial district
- Strong average household earnings of \$128,589 in a 3 mile radius
- Direct access to I-15, connecting tenants to Salt Lake City, Las Vegas, Southern California
- Densely populated trade area with over 152,000 residents in a 10-mile radius



PROPERTY OVERVIEW

OVERVIEW

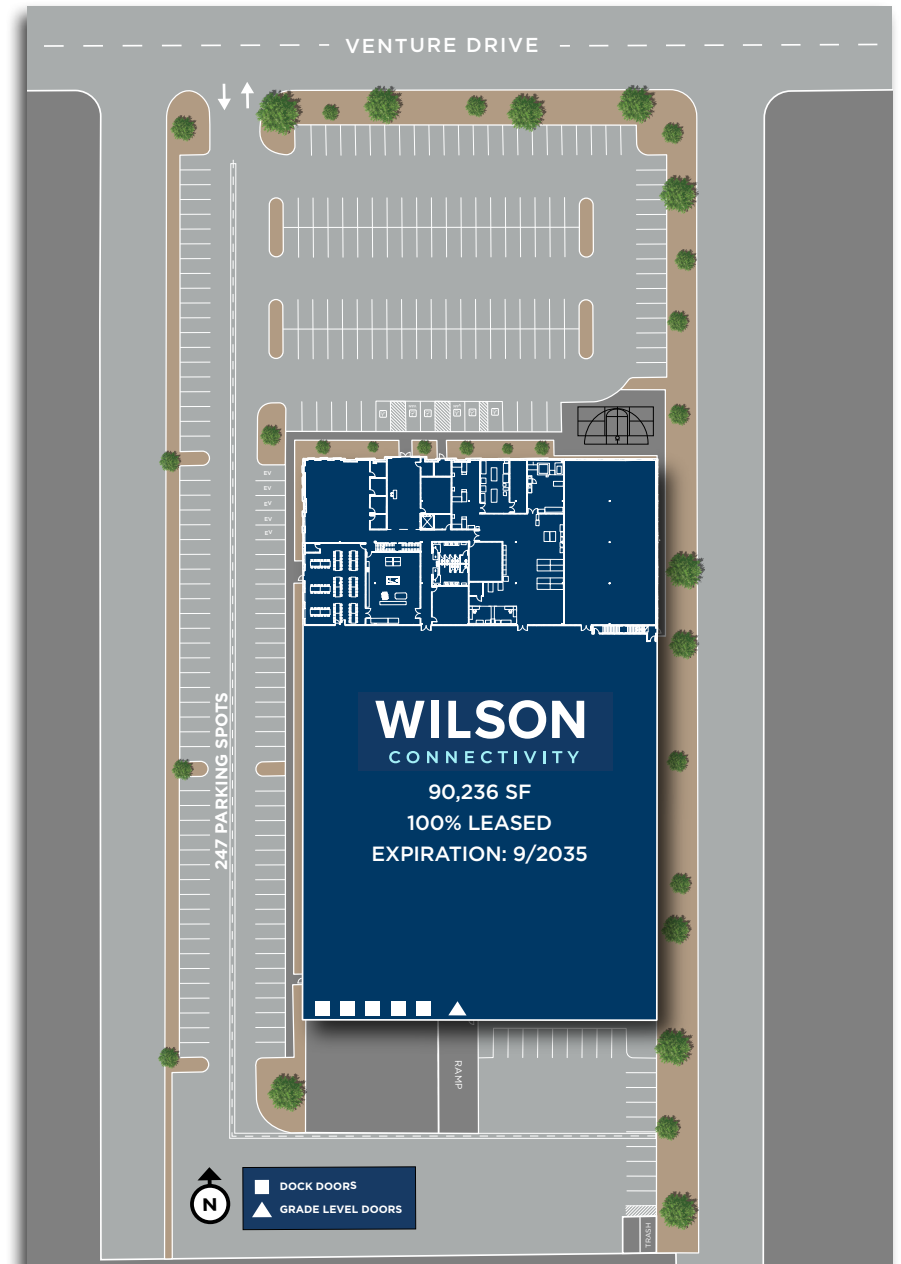
Tenant / Lease Expiration	Wilson Connectivity
Occupancy	100%
County	Washington County
Zoning	M-1

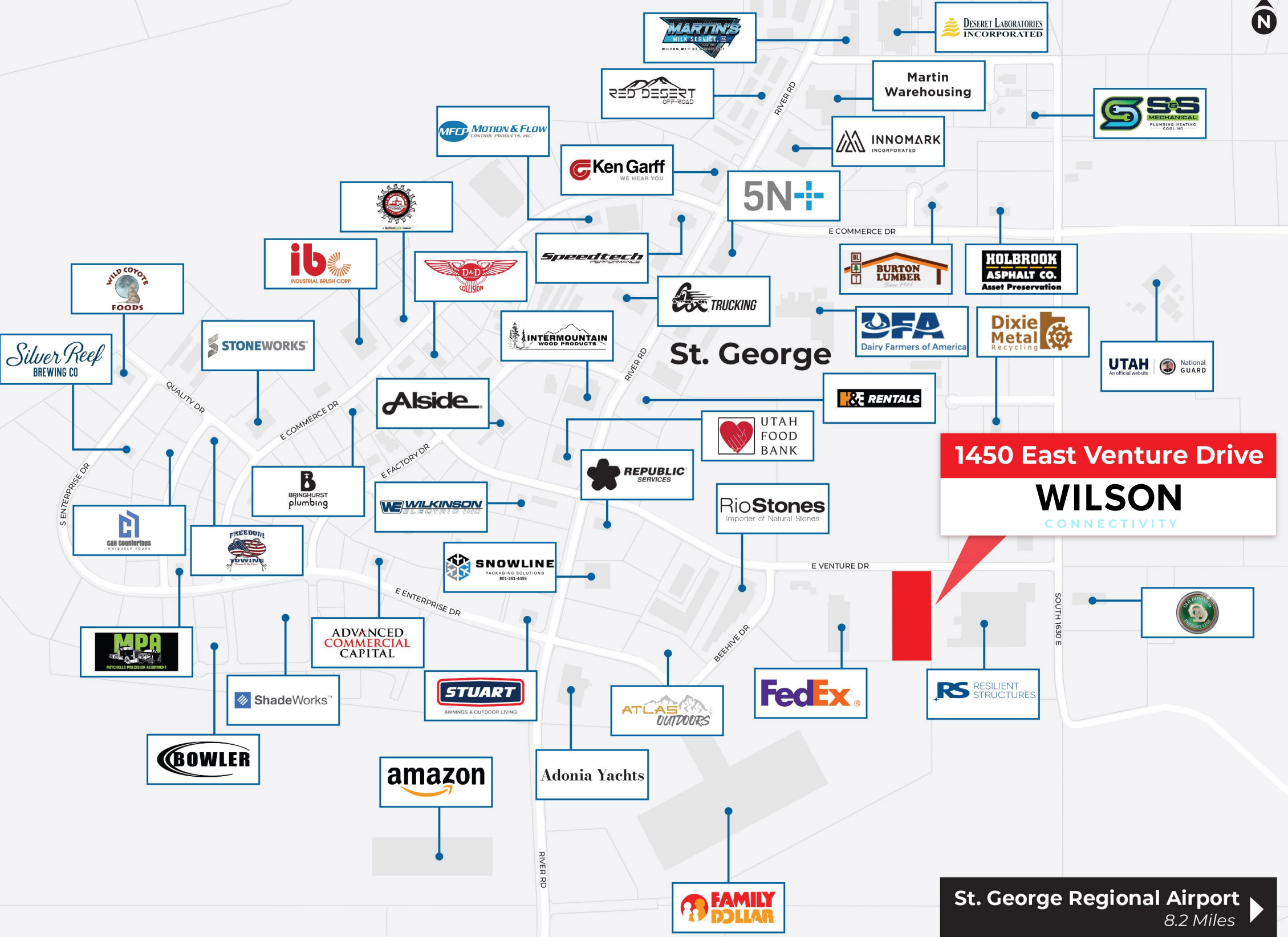
BUILDING SIZE

RSF	90,236 SF
Office RSF	21,252 SF (24%)
Land Size (Acres)	217,800 SF
Year Built	2025
Clear Height	35'
Car Parking	247 spots
Truck Parking	5 spots
Dock-High Doors	5
Grade Level Doors	1

CONSTRUCTION OVERVIEW

Construction Type	II B
Slab	On Grade
Roof Install Year	2025
Roof Type	60 mil single ply
Roof Insulation	4" Poly ISO
Column Spacing	Varies
Slab Thickness	6" on grade, 3" on mezzanine
Warehouse Cooling	Evap Coolers
Water / Sewer Provider	Municipal
Sprinklers	Yes
Fiber	Yes
Power	Dixie Power
General Contractor	Grass Creek





1450 East Venture Drive
WILSON
CONNECTIVITY

St. George Regional Airport
8.2 Miles

02

OVERVIEW

TENANT OVERVIEW

ACTUAL PROPERTY

TENANT OVERVIEW

Wilson Connectivity is a national leader in advanced wireless infrastructure, specializing in distributed antenna systems (DAS), private 5G networks, and in-building connectivity solutions for commercial, industrial, and public safety applications. Headquartered in St. George, Utah, the company builds on more than 25 years of innovation under the Wilson Electronics family of brands, including WilsonPro and weBoost.

Wilson Connectivity designs and delivers turnkey systems that ensure reliable cellular coverage, seamless data connectivity, and compliance with critical public safety communication standards. Their modular, scalable approach allows clients to upgrade from passive to active systems as technology evolves—supporting 4G, 5G, and future network demands.

With more than 200 patents and a nationwide network of 3,000+ authorized dealers and integrators, Wilson Connectivity is trusted by Fortune 500 companies, healthcare providers, universities, and government agencies across North America. The company's commitment to U.S.-based engineering, quality manufacturing, and continuous innovation positions it at the forefront of the growing connectivity infrastructure sector—helping businesses, institutions, and communities stay connected in an increasingly wireless world.



03

MARKET

AREA OVERVIEW
AREA DEMOGRAPHICS

ACTUAL PROPERTY

ST. GEORGE, UT



AREA OVERVIEW - WASHINGTON COUNTY



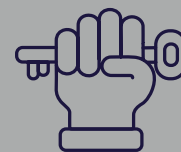
Located in the southwestern corner of Utah, Washington County is one of the fastest-growing regions in the state and a rising hub for economic development, tourism, and outdoor recreation. Anchored by the city of St. George, the county benefits from its strategic location along the I-15 corridor, offering direct access to Las Vegas, Salt Lake City, and Southern California markets. The area's mild climate, business-friendly environment, and expanding infrastructure have attracted significant investment in sectors such as healthcare, construction, education, and logistics. Washington County is also known for its breathtaking natural beauty, including Zion National Park, Snow Canyon State Park, and numerous golf courses and hiking trails, which support a thriving tourism industry. With strong population growth, a skilled labor force, and ongoing residential and commercial development, Washington County continues to emerge as a dynamic and desirable location for both businesses and residents.



Attracted significant investment in sectors such as healthcare, construction, education, and logistics



National Parks Supports a thriving tourism industry



Direct Access to Las Vegas, Salt Lake City and Southern California Markets

AREA OVERVIEW - WASHINGTON COUNTY



Fastest-Growing County:

Washington County's population reached approximately 202,452 in 2023—an 18.2% increase since 2018—making it one of Utah's fastest-growing counties.



Strong Economy:

The county boasts a \$10.74 billion GDP with an unemployment rate of 3.0% and projected job growth of 56.2% over the next decade.



Affordable Housing & High Ownership:

Median home value stands at \$528,100, with a 73.0% homeownership rate.



Educated Workforce:

94.7% of residents hold at least a high school diploma, and 33.7% have a bachelor's degree or higher.



Outdoor Destination:

Surrounded by iconic landscapes like Zion National Park and Snow Canyon, the county supports a thriving tourism industry and high quality of life.

AREA OVERVIEW - ST. GEORGE, UTAH



UTAH'S EMERGING INDUSTRIAL HUB

The St. George industrial market continues to gain traction as one of Utah's emerging industrial hubs, bolstered by population growth, economic diversification, and strategic access along the I-15 corridor. As of Q2 2025, the market contains approximately 8.7 million square feet of inventory with a current vacancy rate of 4.7%, up from its five-year average of 2.8%.

Overall market rents average \$10.86 per square foot, with logistics properties commanding \$10.90/SF, and flex spaces at \$12.80/SF. Year-over-year rent growth stands at 1.7%, with a five-year average annual growth of 5.4%. The industrial base is largely made up of logistics space (6.7 million SF), supplemented by specialized (1.6 million SF) and flex (420,000 SF) inventory.

Sales activity has been relatively modest, with only \$1.9 million in total volume over the past year and an average sale price of \$145/SF. The estimated market cap rate is 8.1%. Despite the uptick in vacancy, the pipeline of construction projects—including nearly 544,000 SF across six properties—suggests continued confidence in long-term demand.

Supported by robust demographic and employment growth, and a business-friendly environment, St. George is poised for sustained industrial expansion, appealing to both regional distributors and local manufacturing users seeking a strategic foothold in Southern Utah.

Source: CoStar



DEMOGRAPHICS

3 MILES 5 MILES 10 MILES

Population



29,899 66,226 152,851

Households



8,825 22,575 53,891

Daytime Population



25,946 73,092 159,461

Average Household Income

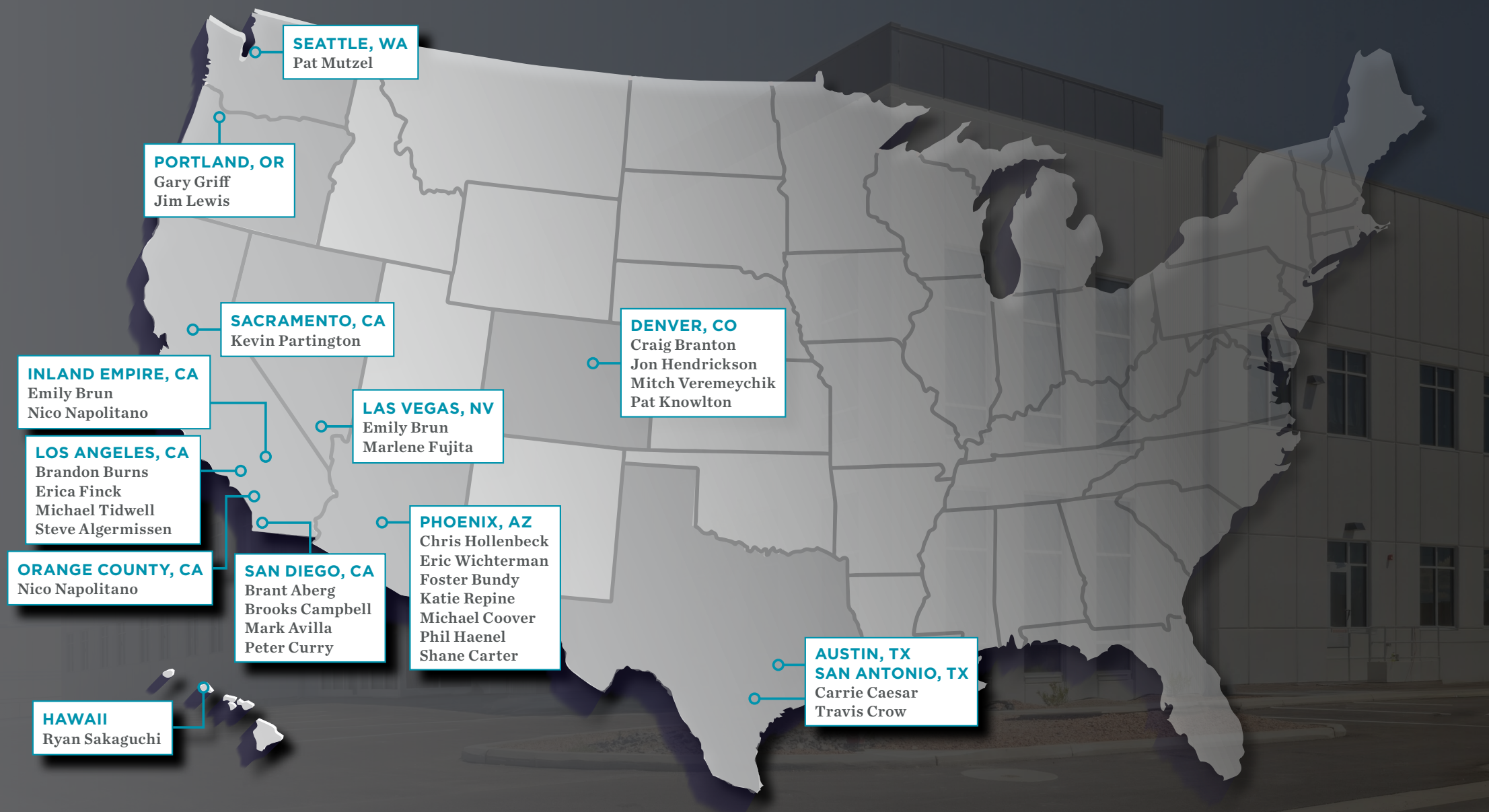


\$128,589 \$124,078 \$109,074



PRIVATE CAPITAL GROUP WESTERN REGION

ONE team THIRTEEN markets





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