



INVESTMENT PROPERTY FOR SALE

McCormick Industrial
851 N. and 855 N McCormick Way
Layton, UT 84041



GREAT LAYTON INDUSTRIAL PARK

- Two separate parcels/buildings
- Ample Parking
- Easy access to I-15
- 3 Acres
- 43,955 SF
- Warehouse and two story office



RE/MAX ASSOCIATES

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PRESENTED BY:

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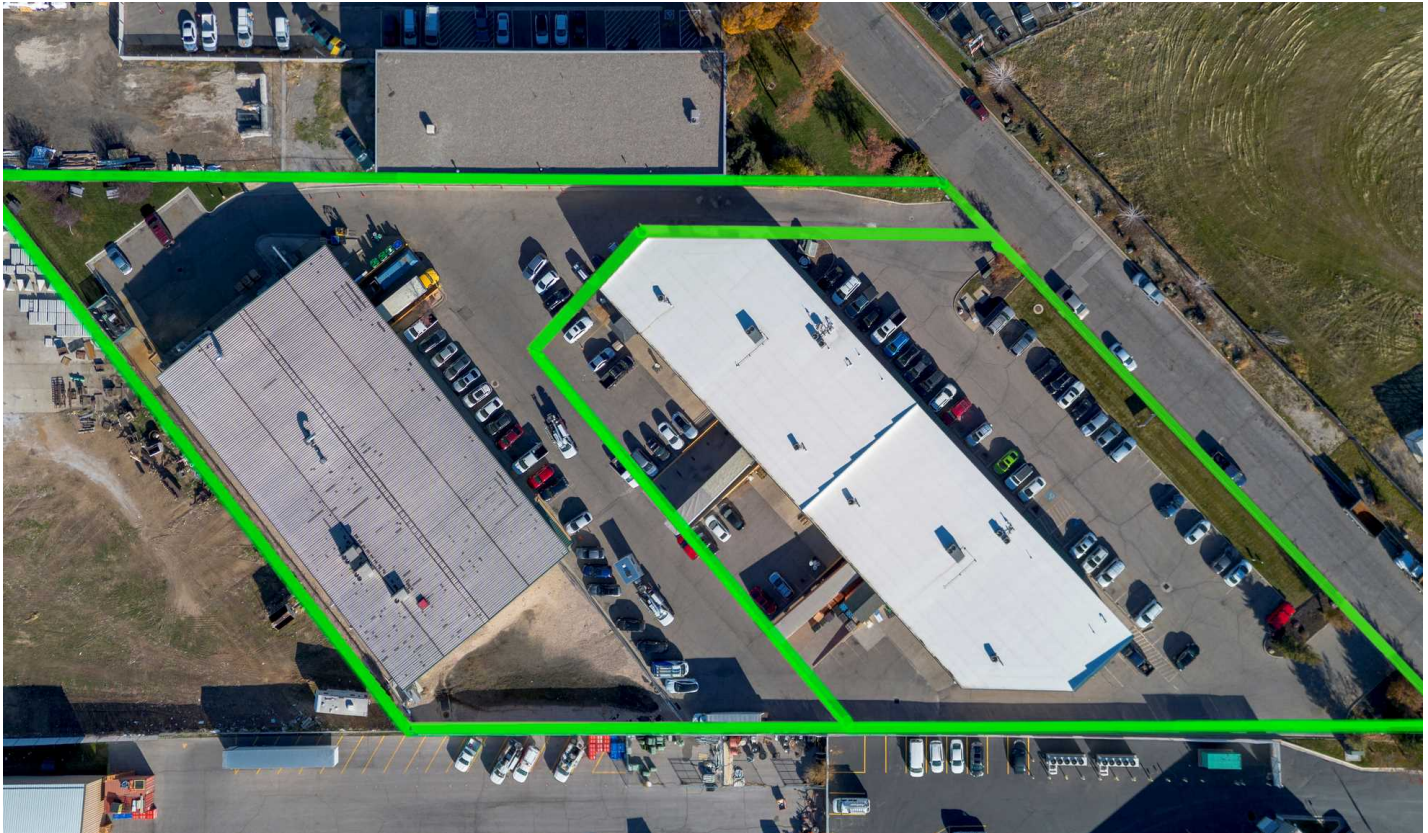


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PROPERTY SUMMARY

MCCORMICK INDUSTRIAL

851 N. and 855 N. McCormick Way
Layton, UT 84041



Property Summary

APN:	100660079 / 100660078
Building SF:	43,955
Construction Type:	Concrete Block/Metal Siding
Dock Doors:	5
Foundation:	Concrete
Grade Doors:	8
Lot Size:	3.0 Acres
Parking Ratio:	1.3
Parking:	77+
Power:	400A 208V 3-Phase 4- Wire
Price:	\$9,200,000
Year Built:	1999
Zoning:	M2

Property Overview

This is a great investment opportunity featuring two industrial buildings located on two separate adjacent parcels situated in Layton's industrial hub positioned strategically between Salt Lake City and Ogden markets. Each building has ample parking, office and warehouse space and a total of 8 ground level doors and 5 docks. High power is in place consisting of 208V, 3 phase and 4 wire with strong 400A. The east building was constructed in 1999 out of concrete block and the west in 2000 of metal. The entirety of both parcels has been well maintained and hold great economic life.

Location Overview

The manufacturing zoning is the perfect fit for the current industrial owner/user and investor. Driven by our easily accessible corridors and business friendly state, industrial vacancy in the Weber/Davis market are some of the lowest in the country continually demanding strong rents and long term tenants. The area has a diverse employment base and excellent transport infrastructure making the workforce opportunities great. This property is zoned M2 making it ideal for distribution, light manufacturing and ample other industrial uses.



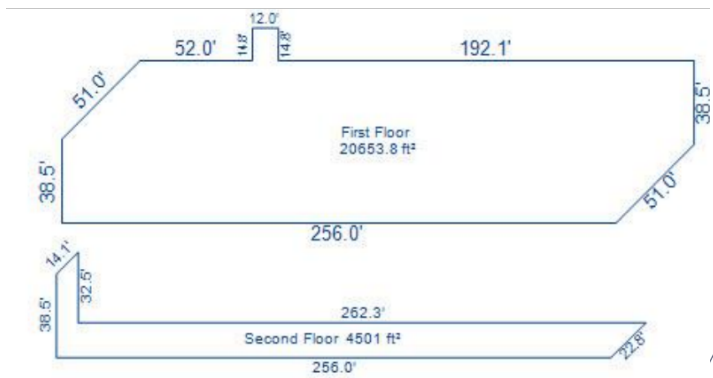
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851 N. PARCEL SUMMARY

MCCORMICK INDUSTRIAL
851 N. and 855 N. McCormick Way
Layton, UT 84041



Parcel Summary

Great investment opportunity! Currently leased by a nutraceutical and supplement manufacturer, this building supports specialized production uses with upgraded power, clean-room capability, and ample dock and grade-level loading. Built in 1999, this well-built distribution warehouse and office building consists of non-combustible exterior walls (block). It features over 9002 SF of office and approximately 25,155 SF (including 4,501 SF mezzanine) of warehouse/manufacturing space. This building's layout is set up for numerous industrial uses including pharmaceutical and supplement type manufacturing, storing and primed for shipping logistics. The building is fully climate controlled with both heating and cooling systems and features industrial-grade lighting, ventilation, and exhaust systems, as well as a comprehensive fire-sprinkler set up for safety and compliance. The exterior is professionally improved with paved parking,

851 McCormick Way Parcel 10-066-0079

Building SF:	25,155
Lot Size:	1.5 Acres
Mezzanine SF:	4,501
Office SF:	9002
Parking:	52
Price:	\$5,250,000
Year Built:	1999
Zoning:	M2
Docks:	4
Ground Level Doors:	6
2025 Taxes:	\$18,291.84
Bldg Construction:	Block



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851 N. BUILDING

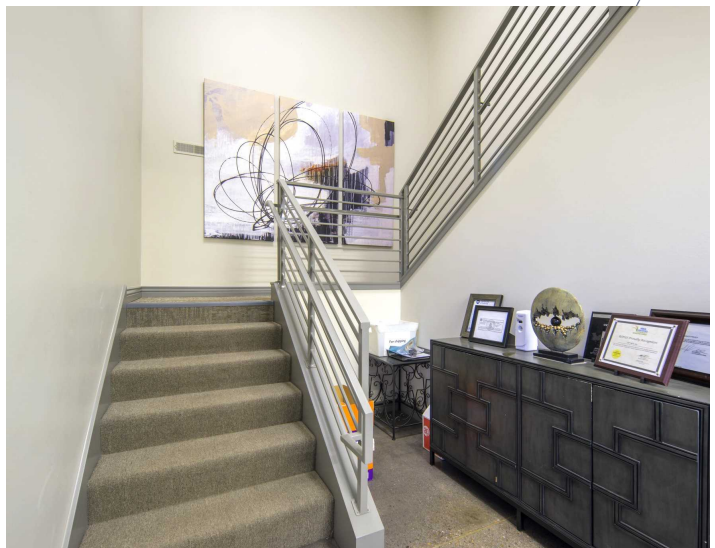
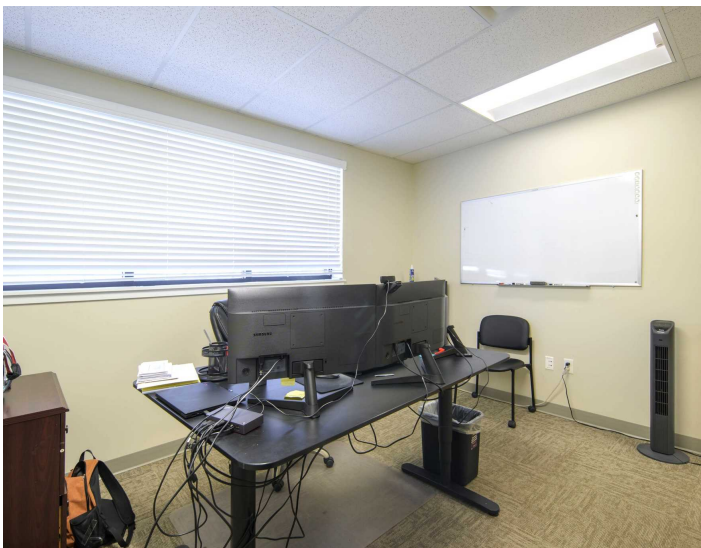
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851 N. PROPERTY PHOTOS

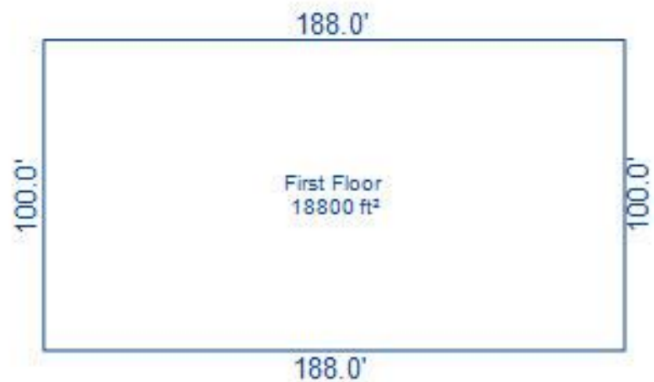
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855 N. PARCEL SUMMARY

MCCORMICK INDUSTRIAL
851 N. and 855 N. McCormick Way
Layton, UT 84041



Parcel Summary

Great investment opportunity! Currently leased by a nutraceutical and supplement manufacturer, this building supports specialized production uses with upgraded power, warehouse, ample dock and grade-level loading. Best if purchased with adjacent 851 N. McCormick Way.

Built in 2000, this steel distribution warehouse and office building features over 4100 SF of office and approximately 14,700 SF of warehouse/manufacturing space. This building's layout is set up for numerous industrial uses including pharmaceutical and supplement type manufacturing, storing and primed for shipping logistics. The building is fully climate controlled with both heating and cooling systems and features industrial-grade lighting, ventilation, and exhaust systems, as well as a comprehensive fire-sprinkler set up for safety and compliance. The exterior is professionally improved with paved parking.

855 McCormick Way Parcel 10-066-0078

Building SF:	18,800
Lot Size:	1.5 Acres
Office SF:	4100
Parking:	25
Price:	\$3,950,000
Year Built:	2000
Zoning:	M2
Docks:	1
Ground Level Doors:	2
2025 Taxes:	\$18,291.84
Bldg Construction:	Block



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855 N. BUILDING

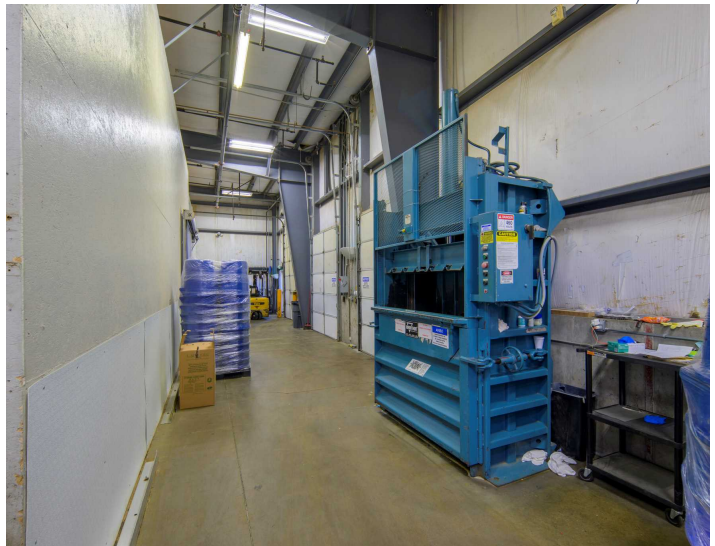
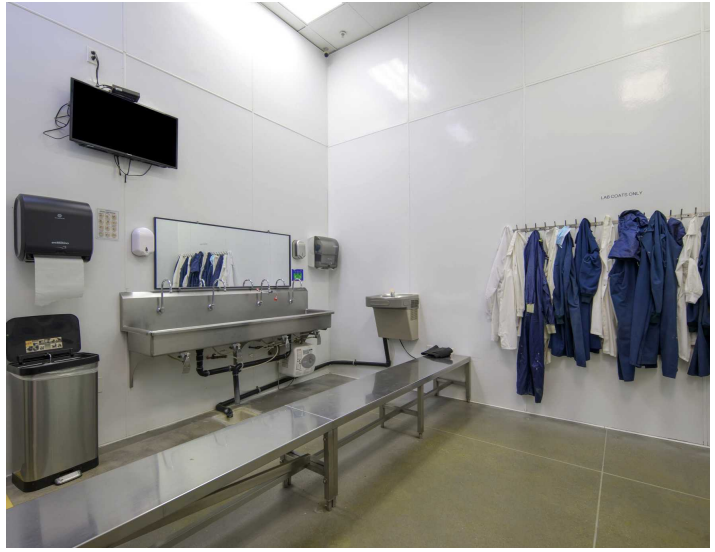
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LEASE SUMMARY

MCCORMICK INDUSTRIAL
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Commencement Date:	January 1, 2026	
Expiration Date:	December 31, 2030	
Rentable Area:	Approx. 43,955 Square feet	
Monthly Base Rent:	\$48,309.91 or \$1.10 per square feet	
Rent Schedule:	Jan 1, 2026 – Dec 31, 2026	\$ 48,309.91
5%	Jan 1, 2027 – Dec 31, 2027	\$ 50,725.41
3%	Jan 1, 2028 – Dec 31, 2028	\$ 52,247.17
3%	Jan 1, 2029 – Dec 31, 2029	\$ 53,814.59
3%	Jan 1, 2030 – Dec 31, 2030	\$ 55,429.03
Security Deposit:	\$48,309.91	
Monthly Additional Rent:	\$14,156.10 (NNN Expenses)	
Operating Expenses:	This Lease is intended to be a net lease. The costs and expenses incurred by or on behalf of Landlord in each calendar year in operating, maintaining, and repairing the property.	
Utilities:	Tenant is responsible for all utilities and services on the property.	
Taxes and Insurance:	During the term of the Lease the Tenant is required to maintain its own Business liability, personal property, income and workers' compensation insurance. The Landlord policy includes replacement cost and general liability. Tenant pays all insurance and taxes.	
Renewal Option:	(1) five-year renewal option with 180-day notice. Rents adjust to fair market.	
Early Termination:	After the expiration of the 2 nd year of the lease, with 90-days' notice and a Termination Payment of 6 months base rent and CAM charges, the tenant may terminate the lease.	

Disclaimer: This is intended to be a summary only and the purchaser shall rely on its own investigations before making any investment decisions.



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INVESTMENT ANALYSIS 1

MCCORMICK INDUSTRIAL
851 N. and 855 N. McCormick Way
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The Deal

Asking Price:	9,200,000	Sq Ft:	43,955	Address:	851 & 855 N McCormick Way, Layton Utah
NOI:	579,719	Price/SF:	209		84041
Cap Rate %:	6.30 %	# of Units:	2	Property Type:	Industrial
Occupancy %:	100.00 %	Price/Unit:	4,600,000	Lease Type:	NNN
Year Built or Renovated:	2000			Parking:	110
				Lot Size:	3 acres

Pre-Tax Analysis - Sale Analysis

Acquisition Assumptions			Initial Investment		Decision Criteria	
Acquisition Price:	9,200,000		Acquisition Price:	9,200,000	Discount Rate:	7.00 %
Acquisition Costs:	0.25 %	23,000	+ Acquisition Costs:	23,000		Result
Loan Amount:	61.00 %	5,612,000	+ Loan Costs:	112,240	Acquisition Cap Rate:	6.30 %
Interest Rate %:	6.20 %		- Loan Amount:	5,612,000	Cash-On-Cash (Year 1):	3.69 %
Amortization (Years):	25		= Initial Investment:	3,723,240	ROI (Year 1):	6.30 %
Interest Only (Months):	0		Disposition Assumptions		DSCR (Year 1):	1.31
Term (Years):	5		Hold Period (Years):	5	IRR (Yield) :	11.94 %
Loan Costs:	2.00 %	112,240	Disposition Cap Rate %:	6.00 %	NPV :	876,873
Annual Debt Service:		442,169	Sales Cost %:	6.00 %		
Down Payment:		3,588,000				
			Sales Price:	11,202,182		
			- Loan Payoff:	5,061,337		
			- Sales Cost:	672,131		
			= Total Proceeds:	5,468,714		

Operating Assumptions

End Of Year (EOY)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Potential Rental Income	580,206 \$	597,612 \$	615,541 \$	634,007 \$	653,027 \$	672,618 \$
Loss	487 \$	487 \$	487 \$	487 \$	487 \$	487 \$
Other Income	0 \$	0 %	0 %	0 %	0 %	0 %
Expense Recovery	0 \$	0 %	0 %	0 %	0 %	0 %
Operating Expenses	0 \$	0 %	0 %	0 %	0 %	0 %
CapEx & Leasing	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %



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INVESTMENT ANALYSIS 2

MCCORMICK INDUSTRIAL
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Cash Flow Details

Potential Rental Income	580,206	597,612	615,541	634,007	653,027	672,618
- Loss	487	487	487	487	487	487
= Effective Rental Income	579,719	597,125	615,054	633,520	652,540	672,131
+ Other Income	0	0	0	0	0	0
+ Expense Recovery Income	0	0	0	0	0	0
= Gross Operating Income	579,719	597,125	615,054	633,520	652,540	672,131
- Operating Expenses	0	0	0	0	0	0
= Net Operating Income (NOI)	579,719	597,125	615,054	633,520	652,540	672,131
- CapEx / Reserves	0	0	0	0	0	0
- Total Debt Service	442,169	442,169	442,169	442,169	442,169	442,169
= Net Cash Flow Before Tax	137,550	154,956	172,885	191,351	210,371	
ROI (Cash Flow + Principal Reduction)	234,499	258,090	282,598	308,063	334,528	

Mortgage Interest	345,220	339,035	332,456	325,457	318,012	
Principal Reduction	96,949	103,133	109,713	116,711	124,157	
Total Debt Service	442,169	442,169	442,169	442,169	442,169	
Debt Service Ratio	1.31	1.35	1.39	1.43	1.48	
Operating Expense Percentage	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	
Cap Rate	6.30 %	6.49 %	6.69 %	6.89 %	7.09 %	
Cash-On-Cash Return	3.69 %	4.16 %	4.64 %	5.14 %	5.65 %	
ROI %	6.30 %	6.93 %	7.59 %	8.27 %	8.98 %	

End Of Year (EOY)	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Cash Flows	-3,723,240	137,550	154,956	172,885	191,351	5,679,086

Loss Worksheet

Description	% of PRI	Comments
Loss to Lease	0.08 %	From Rent roll Worksheet
Loss to Vacancy	0.00 %	From Rent roll Worksheet
Total	0.08 %	

Rent Roll Summary

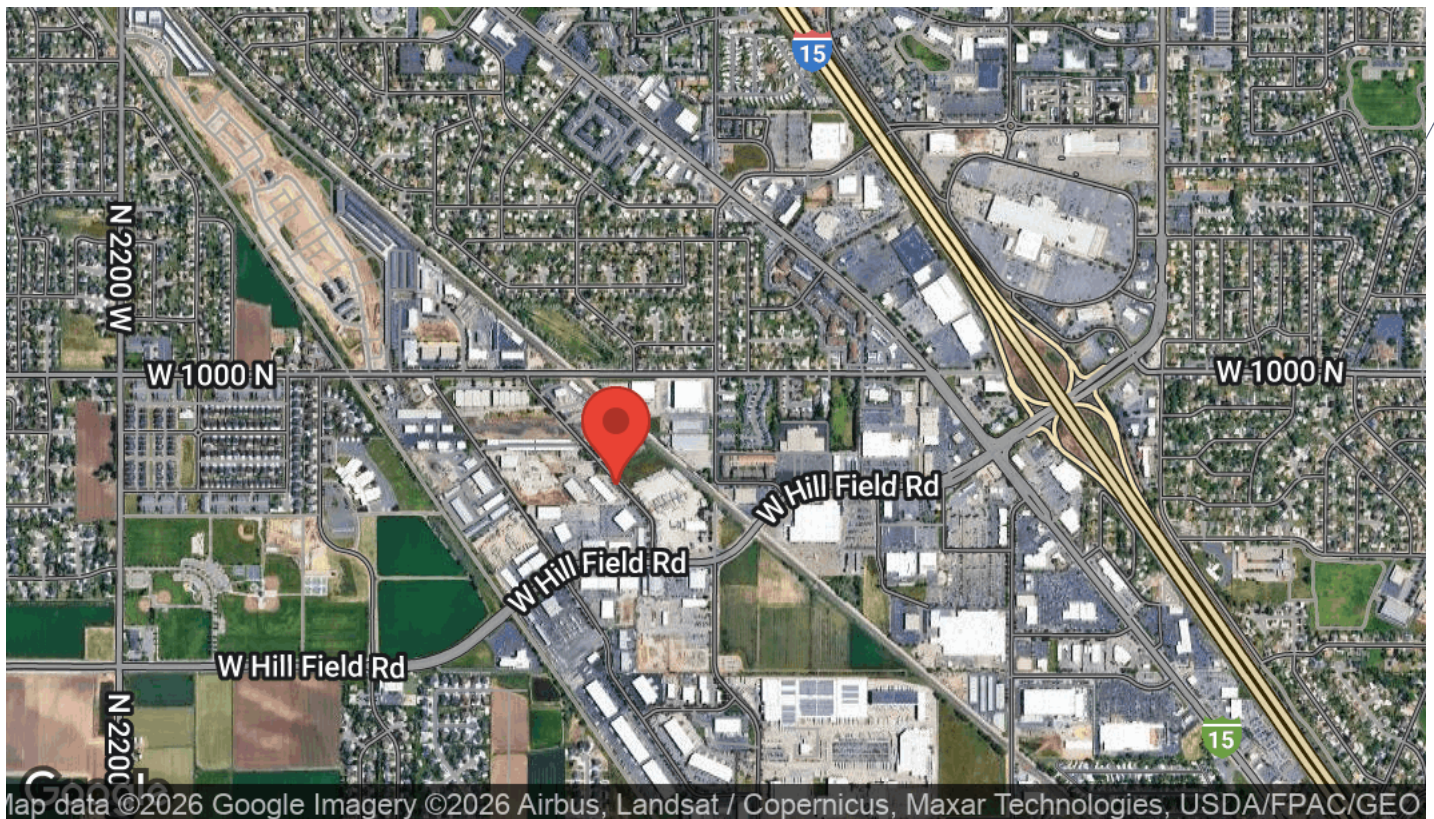
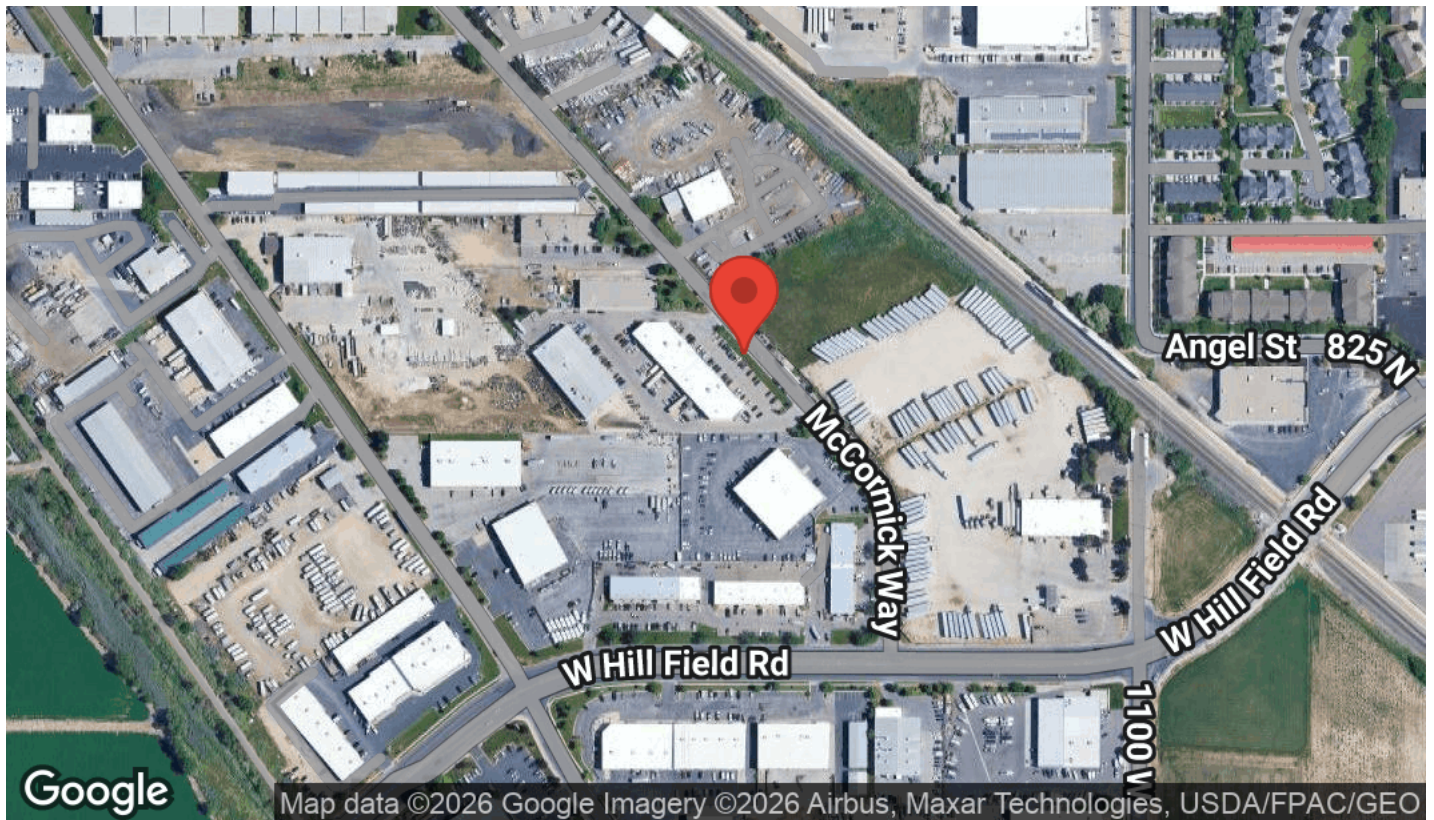
Unit #	Tenant Name	Rentable SF	% of Total	Current Term Start Date	Current Term End Date	Annual Rent in \$	Annual Rent in PSF	Comments
851 & 855	somafina	43,955	100.00 %	01/01/2026	12/31/2026	\$579,719	\$13.19	
Total		43,955	100%					



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LOCATION MAPS

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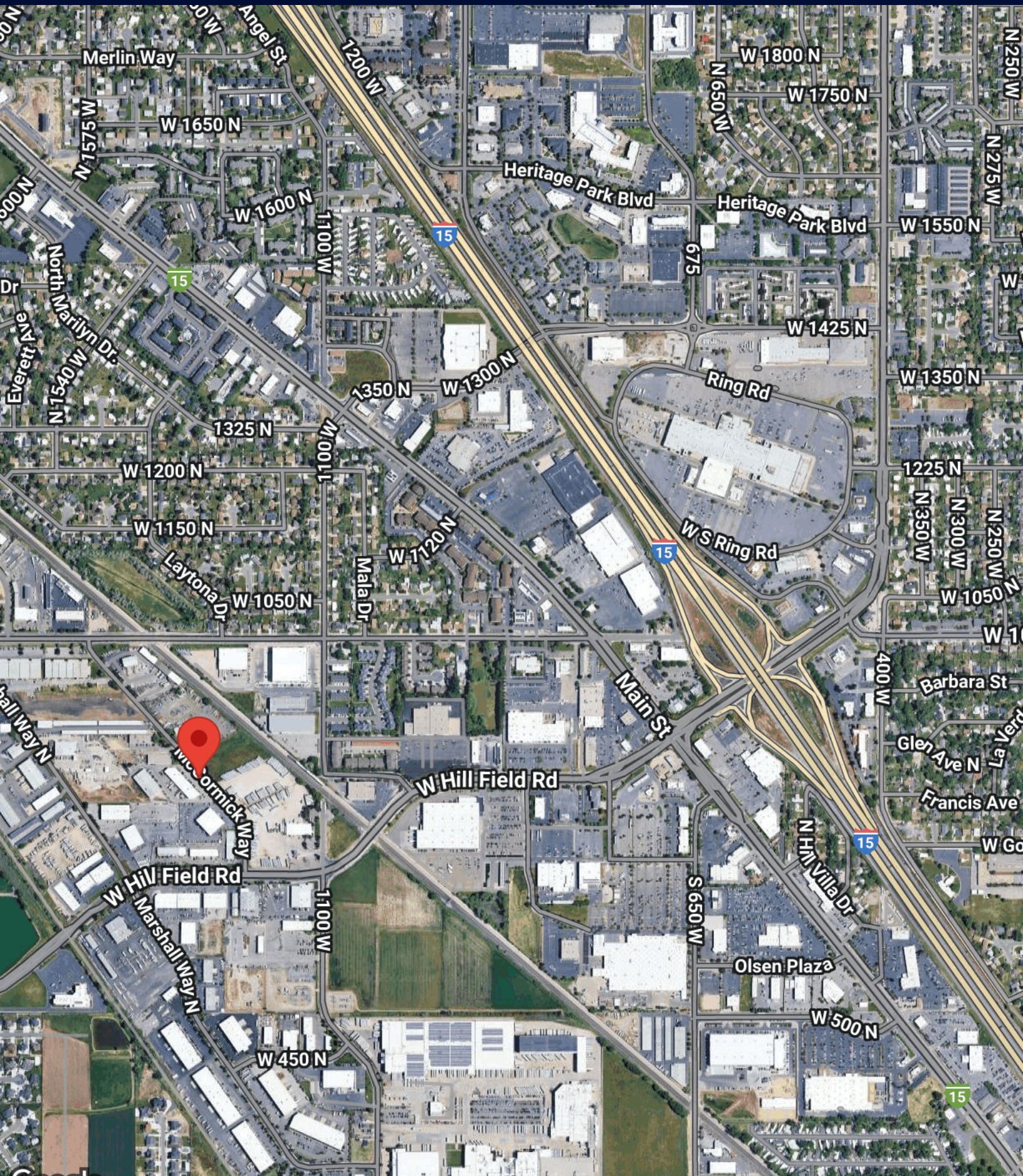


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BUSINESS MAP

MCCORMICK INDUSTRIAL

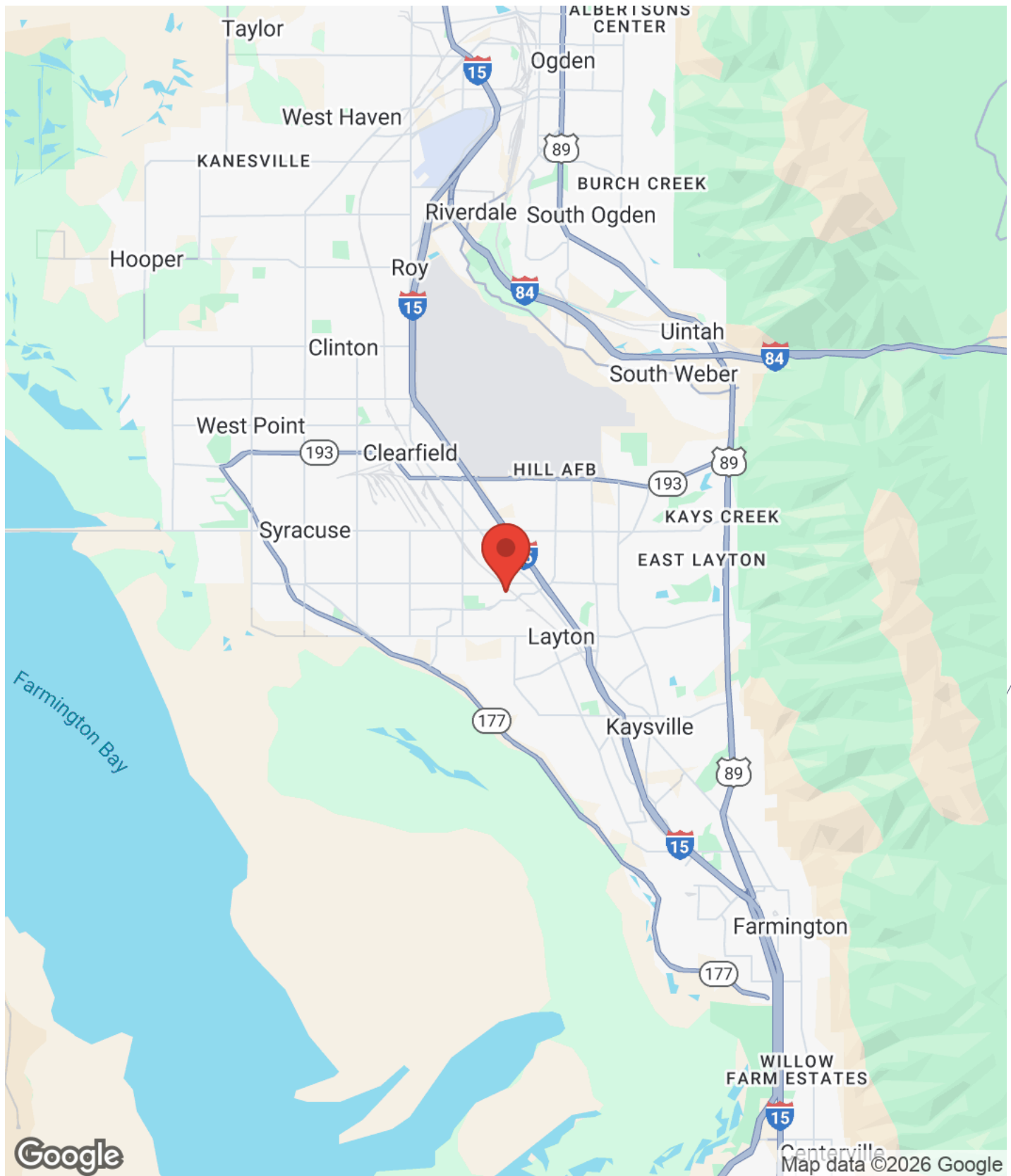
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REGIONAL MAP

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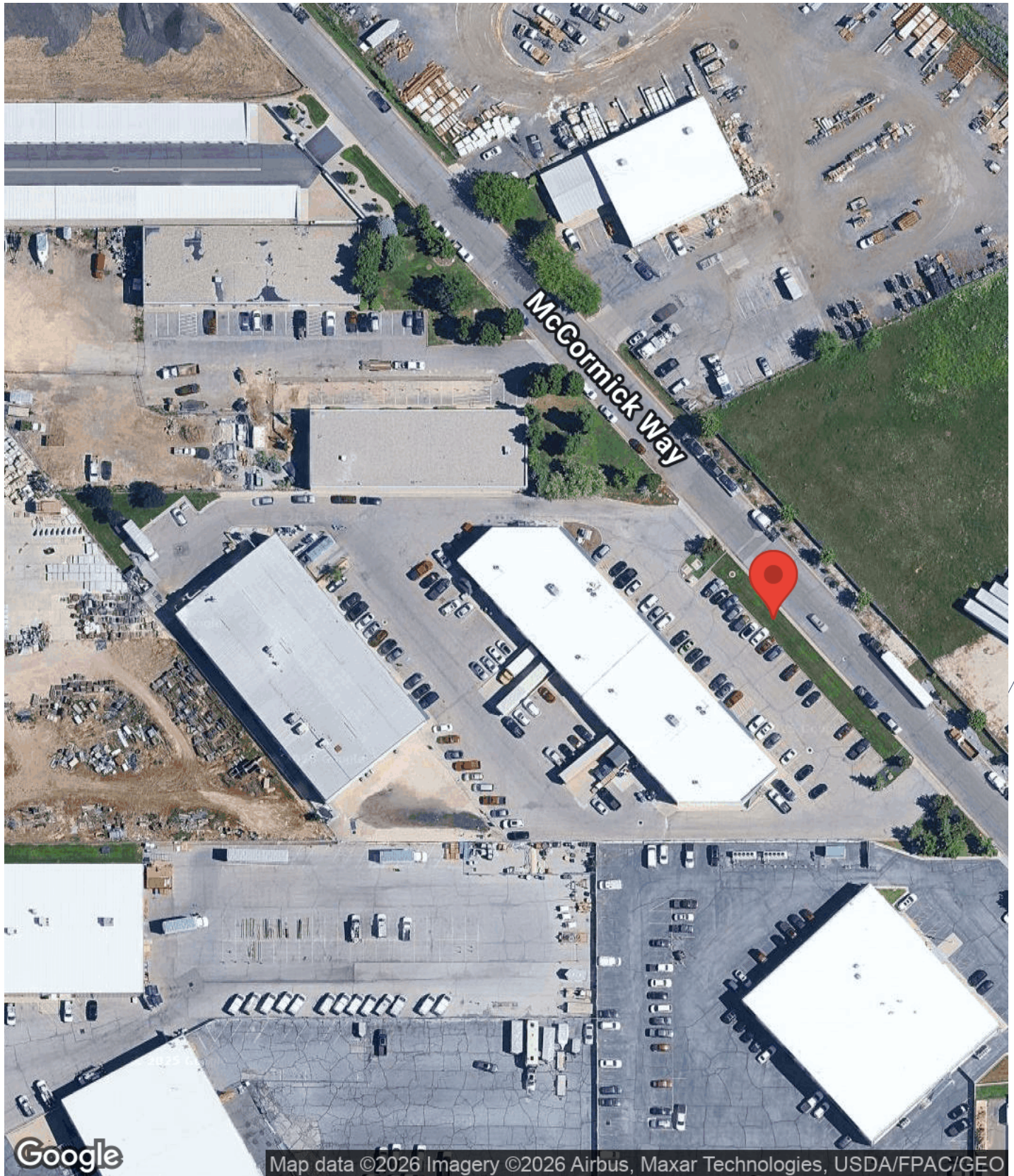


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AERIAL MAP

MCCORMICK INDUSTRIAL

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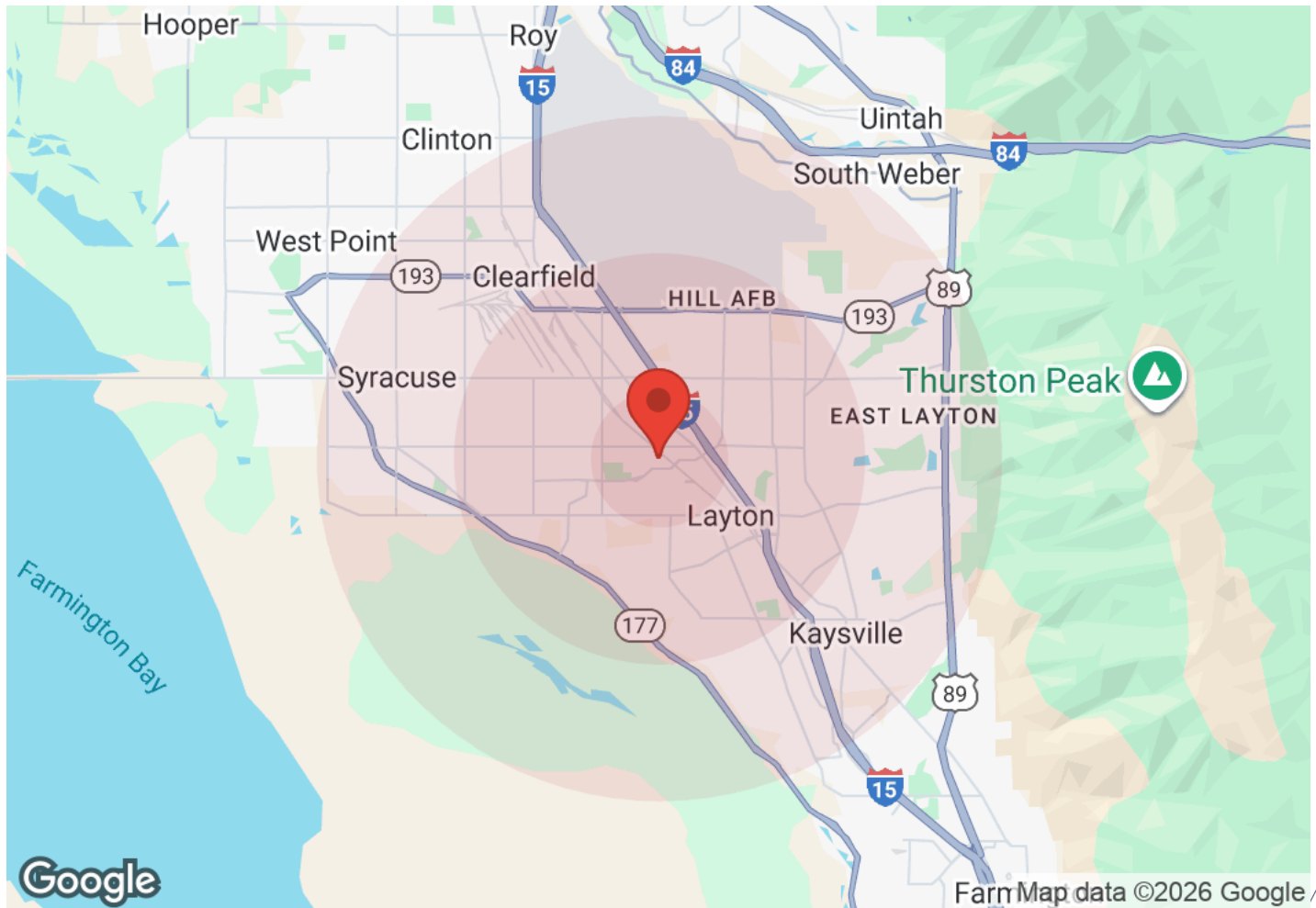
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DEMOGRAPHICS

MCCORMICK INDUSTRIAL

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,987	50,854	97,959	Median	\$79,332	\$98,557	\$107,472
Female	4,733	49,289	94,961	< \$15,000	255	1,534	2,654
Total Population	9,720	100,144	192,919	\$15,000-\$24,999	219	1,323	1,979
				\$25,000-\$34,999	230	1,646	2,276
				\$35,000-\$49,999	195	2,172	3,847
				\$50,000-\$74,999	736	5,221	8,858
				\$75,000-\$99,999	664	5,084	9,082
				\$100,000-\$149,999	584	7,112	14,606
				\$150,000-\$199,999	325	4,465	8,786
				> \$200,000	291	4,816	10,309
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,201	23,664	44,860	Total Units	3,603	34,399	64,308
Ages 15-24	1,624	16,703	31,341	Occupied	3,497	33,372	62,396
Ages 25-54	4,274	42,110	79,791	Owner Occupied	1,900	21,475	45,463
Ages 55-64	767	8,030	16,586	Renter Occupied	1,597	11,897	16,933
Ages 65+	853	9,634	20,340	Vacant	106	1,027	1,912
Race	1 Mile	3 Miles	5 Miles				
White	6,991	75,619	150,322				
Black	195	2,454	3,743				
Am In/AK Nat	53	401	617				
Hawaiian	46	531	907				
Hispanic	1,912	14,831	25,986				
Asian	235	2,814	5,093				
Multi-Racial	273	3,275	5,923				
Other	15	220	328				



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