

INDUSTRIAL FLEX BUILDING

SINGLE TENANT - FOR SALE

745 South 100 East, Provo, UT 84606



JEFFERY SORENSON
jsorenson@newmarkmw.com
direct 636.219.5642
[View Profile](#)

TAYLOR OGDEN
togden@newmarkmw.com
direct 801.750.6342
[View Profile](#)

**FULL SERVICE
COMMERCIAL REAL ESTATE**
2015 West Grove Parkway, Suite J
Pleasant Grove, UT 84062
Office 385.233.9140
www.newmarkmw.com

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SINGLE-TENANT INVESTMENT SUMMARY

RARE FLEX INVESTMENT

- 32,404 SF industrial/flex building on 1.80 Acres
- Ideal for light manufacturing, distribution, or professional flex use
- Located in a federally designated Opportunity Zone, offering significant tax incentives

SECURE INCOME & STABLE OCCUPANCY

- Currently fully leased providing immediate cash flow
- Robust rental rate of \$1.13/SF Monthly (Income Rate)
- Low overhead with \$0.17/SF NNN fees collected monthly

HEAVY INDUSTRIAL INFRASTRUCTURE

- Functional loading with one (1) outside dock high and three (3) ground-level doors
- Rare interior features: Lifting cranes, ventilation room for woodworking, and fully sprinkled
- Industrial-grade utility prep: Plumbed for compressed air throughout the warehouse

ESTABLISHED PROVO INDUSTRIAL CORRIDOR

- Strategically located in the East Bay submarket near major regional hubs
- Walking distance (~0.4 miles) to the Provo FrontRunner Station
- Excellent accessibility for employees and logistics via the I-15 / 920 S Interchange

OPTIMAL LAYOUT & CURB APPEAL

- High-visibility Office/Showroom (1,868 SF) and expansive Warehouse (4,867 SF) available
- Professional configuration with 6 private offices and 3 conference rooms
- High parking ratio and recently updated landscaping



LISTING PRICE

\$7,112,215.53



NOI

\$426,732.93



CAP RATE

6%

PROPERTY SUMMARY

INVESTMENT TYPE:

NNN

LOCATION:

745 South 100 East, Provo, UT 84606

LAND AREA:

Property consists of one (1) parcel totaling approximately 1.8 acres or 78,408 SF of land area

BUILDING AREA:

Property consists of one (1) parcel totaling approximately 32,404 SF of gross leasable area

YEAR BUILT:

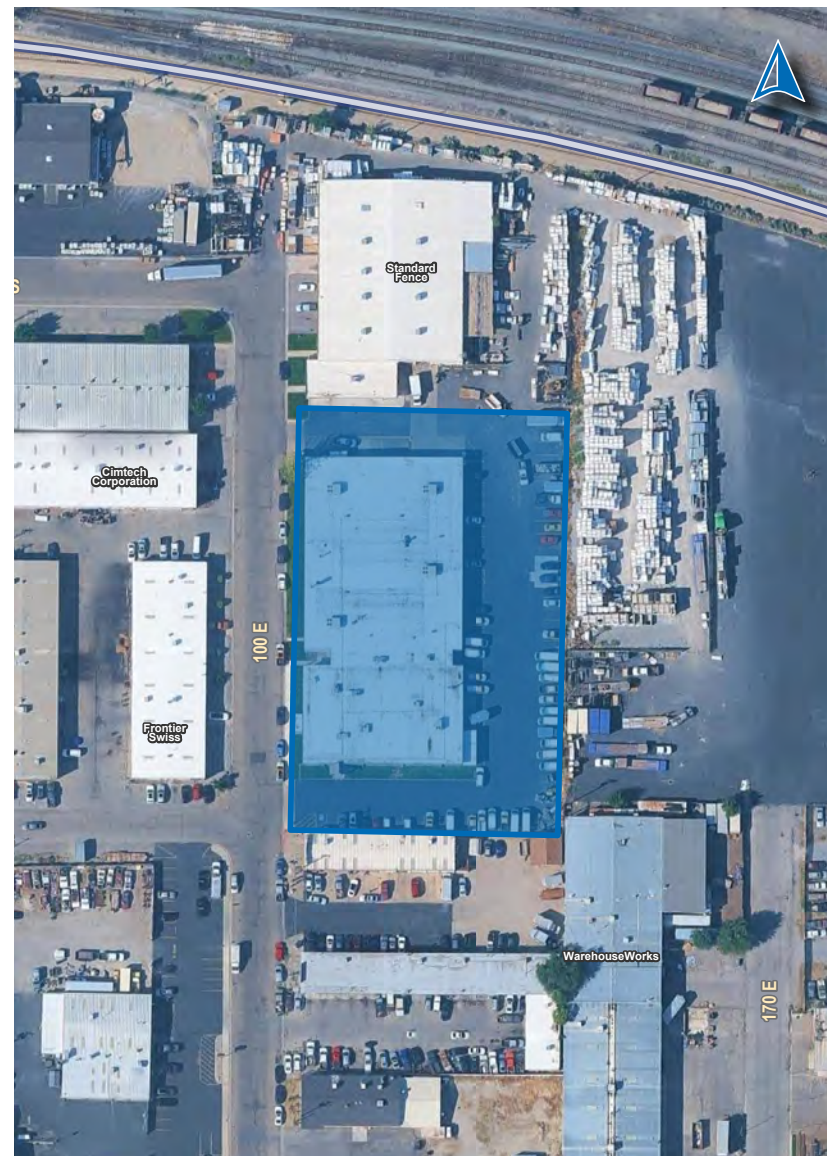
1980

ZONING:

CM (Heavy Commercial Zone)

LAND OVERVIEW

APN #	ACRES	SF
210500046	1.8	32,404



FINANCIAL ANALYSIS

RENT ROLL

TENANT	SF		START	EXPIRES	\$ PSF	MONTHLY	ANNUAL	LED	Escalations
AMERICAN RESIDENTIAL SERVICES LLC (ARS)	32,404	YR 1	9/1/25	8/30/26	\$1.13	\$36,640.60	\$439,687	8/30/30	3.24% (blended)
		YR 2	9/1/26	8/30/27	\$1.17	\$37,828.77	\$453,945	8/30/30	3%
		YR 3	9/1/27	8/30/28	\$1.20	\$38,964.63	\$467,576	8/30/30	3%
		YR 4	9/1/28	8/30/29	\$1.24	\$40,133.57	\$481,603	8/30/30	3%
		YR 5	9/1/29	8/30/30	\$1.28	\$41,337.58	\$496,051	8/30/30	3%



TENANT & GUARANTOR PROFILE

American Residential Services (ARS)

American Residential Services (ARS), operating primarily as ARS/Rescue Rooter, is the leading privately held provider of residential heating, ventilation, air conditioning (HVAC), and plumbing services in the United States. Based in Memphis, Tennessee, the company maintains a vast national footprint with over 70 locally managed service centers across 24 states. With a workforce of more than 6,500 employees, including over 2,500 highly trained technicians, ARS provides essential, "needs-based" services that generate consistent demand regardless of broader economic conditions.

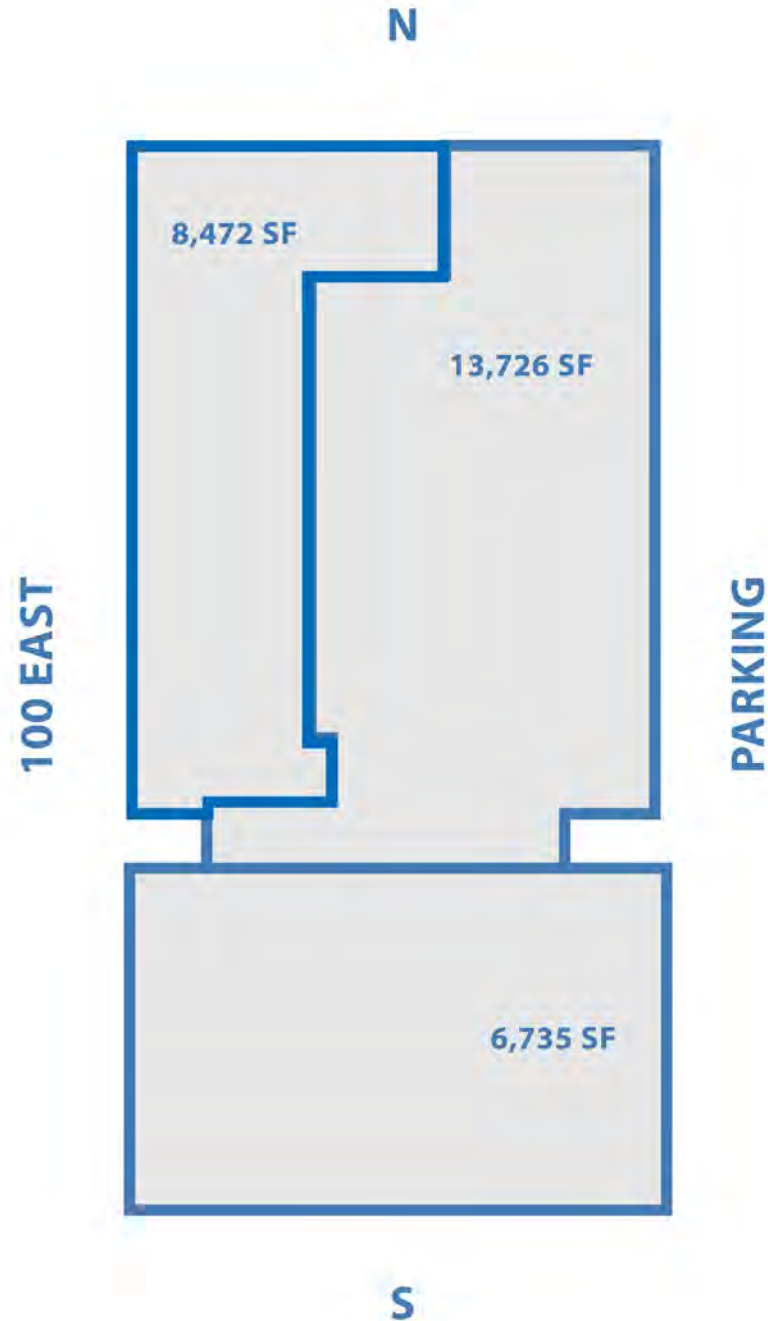
The company's financial stability is anchored by its significant scale and the backing of premier institutional investors. In 2020, GI Partners acquired a majority stake in ARS alongside Charlesbank Capital Partners, providing the organization with substantial capital to drive its aggressive acquisition and growth strategies.

ARS generates over \$1 billion in annual revenue, benefiting from a high-margin business model focused on emergency repairs, system replacements, and recurring maintenance for its 1.2 million annual customer visits.

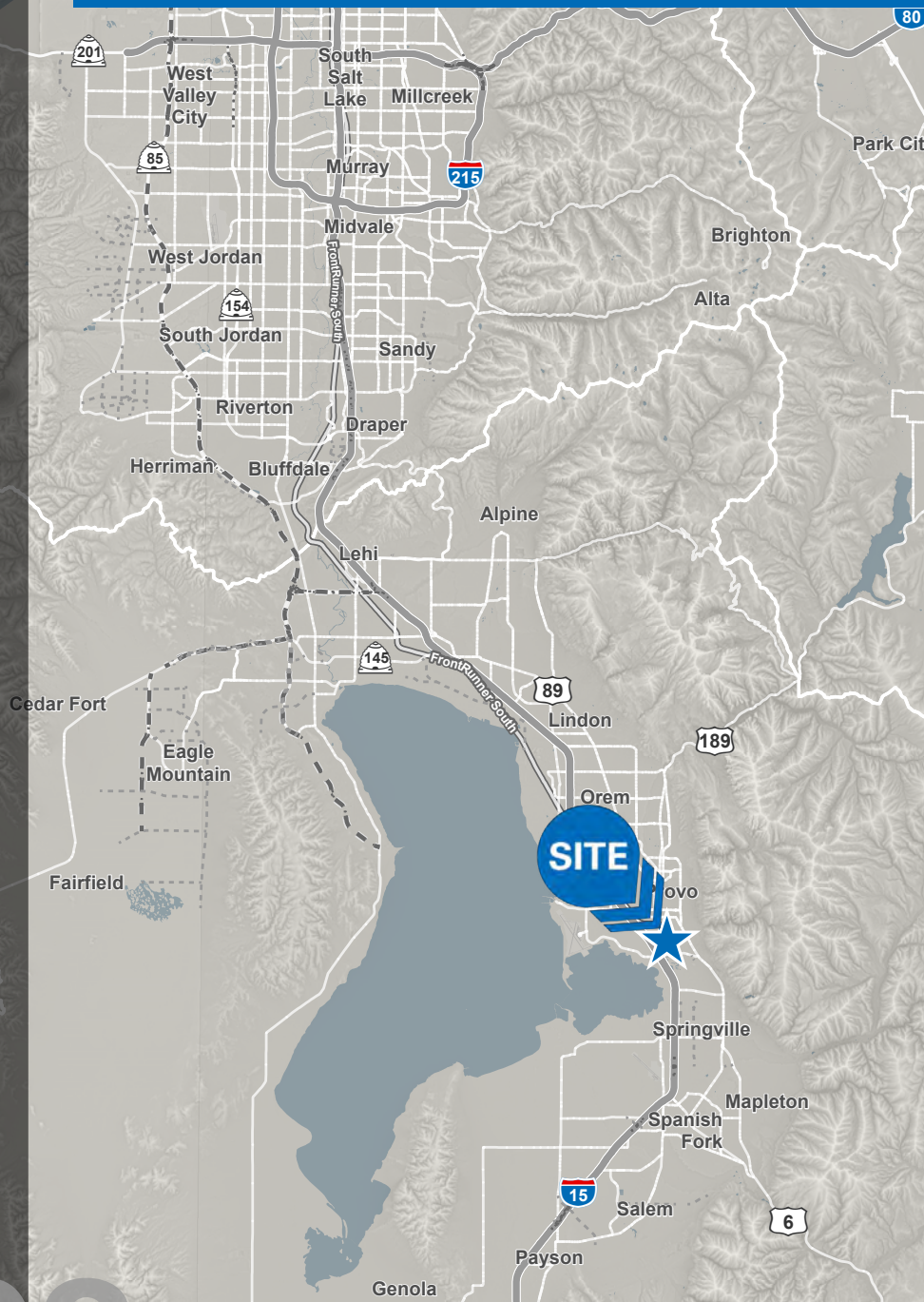
For real estate investors, an ARS-tenanted property offers a highly secure income stream backed by a corporate guarantee from American Residential Services LLC. The company is widely recognized as a "recession-resistant" tenant because the services they provide—such as emergency plumbing and HVAC repair—are non-discretionary for homeowners. This institutional backing, combined with a dominant market position and a proven track record of operational excellence, makes ARS an exceptionally strong credit tenant for any commercial real estate portfolio.



SQUARE FOOTAGE



LOCATION



Newmark Mountain West | Industrial Flex Building

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

SURROUNDING RETAIL



PROPERTY PHOTOS



PROPERTY PHOTOS



Industrial Flex Building | **Newmark Mountain West**

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COUNTY SNAPSHOT

UTAH COUNTY

Utah County, one of the fastest-growing counties in United States, is a vibrant hub of activity and development. With cities like Lehi, Eagle Mountain, Saratoga Springs, and Vineyard—the fastest-growing suburb in the country—leading the charge. The county is also home to Brigham Young University and Utah Valley University, which together serve around 75,000 students and employ over 2,000 full-time faculty members. Its economy thrives due to the nearby Silicon Slopes tech corridor, fostering

innovation and job growth, while the area's stunning recreational opportunities and robust community spirit make it an attractive place to live and work. Utah County benefits by its location on the southern end of the Wasatch Front. It has excellent access to the amenities of Salt Lake County to the north, but is closer to the outdoor recreation of Southern Utah than the rest of the Wasatch Front.



752,629

Population



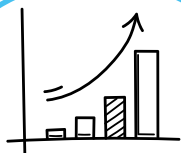
\$105,936

Median Household
Income



\$133,056

Average Household
Income



1.94%

Projected Annual
Growth Rate



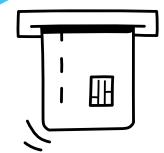
16,636

Total Businesses



223,274

Total Employees



\$3,031

Monthly HH Consumer
Retail Expenditures

NEWMARK



Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



29,000+
TRANSACTIONS COMPLETED



317.1+
MILLION
SF TRANSACTED



\$35.8+
BILLION
TRANSACTIONS COMPLETED



67K
ACRES TRANSACTED



\$12.8+
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONFIDENTIALITY & DISCLOSURE

Newmark Mountain West has been retained on an exclusive basis to market the property described as 745 South 100 East, Provo, UT 84606. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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