



FOR SALE

Orem Industrial Flex Park

754, 756, 762 & 764 N. 400 W.
OREM, UT 84057

NEWMARK
MOUNTAIN WEST

newmarkmw.com

Investment Highlights

- Fully occupied industrial park
- Tenants: Cano Body Shop and Fire Protection Service Corp
- Excellent access to Canyon Parkway (800 North) and I-15
- Surrounding abundant retailers and manufacturers
- 13,847 SF
- 0.880 acres
- Secure yard
- One mile from 800 North I-15 interchange



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SALE PRICE

\$4,000,000



FIRST YEAR NOI

\$250,260



CAP RATE

6.25%



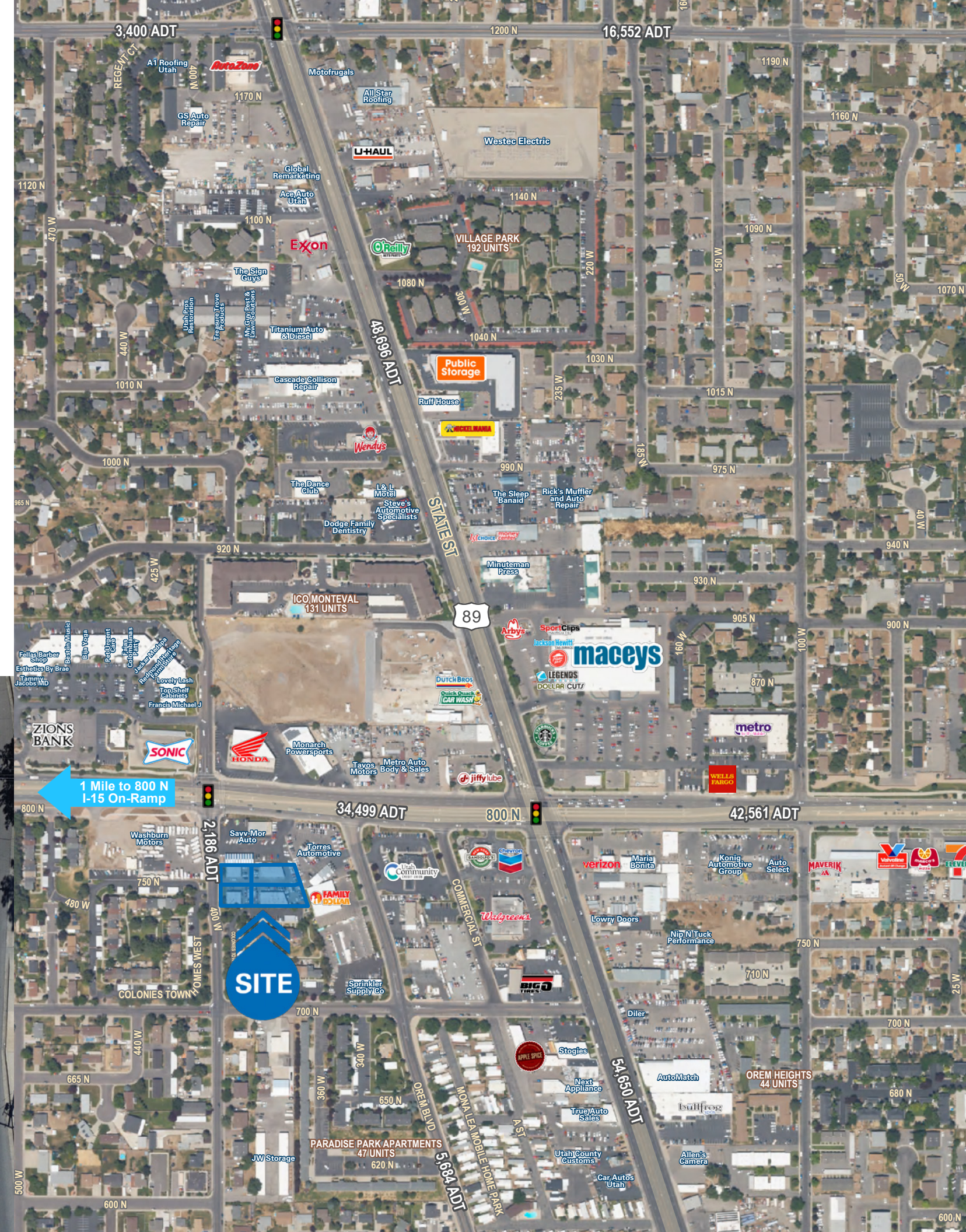
Financial Analysis

RENT ROLL AS OF JUNE 1, 2026

BLDG / SUITE	TENANT	SF	BASE RATE	MONTHLY/ AVE	YEAR 1 ANNUAL	LED	Comments
764 N 400 W	Fire Protection Service Corp	3,397	\$1.53	\$5,197	\$62,369	9/30/2028	3% Annual Increase each October
754, 756, 762 N	Cano Body Shop	10,450	\$1.50	\$15,658	\$187,891	3/14/2028	4% Annual Increase each August
Totals		13,847	\$1.51	\$20,855	\$250,260		

PRICING

Price	First Year NOI	Cap Rate
\$4,000,000	\$250,260	6.25%



Why Utah?

<p>#1 ECONOMIC OUTLOOK <small>(Rich States, Poor States, 2024)</small></p>	<p>#1 BEST STATE TO START A BUSINESS <small>(WalletHub, 2024)</small></p>
<p>#1 BEST STATE FOR SOCIAL MOBILITY <small>(Archbridge Institute, 2024)</small></p>	<p>#1 BEST STATE OVERALL <small>(U.S. News, 2024)</small></p>
<p>#1 TOP JOB MARKET <small>(WSI/Moody Analytics, 2024)</small></p>	<p>#2 BEST STATE ECONOMY <small>(WalletHub, 2024)</small></p>
<p>#2 MOST FINANCIALLY LITERATE STATE <small>(WalletHub, 2023)</small></p>	<p>#4 BEST-PERFORMING SMALL CITIES: ST. GEORGE <small>(Milken Institute, 2024)</small></p>
<p>#4, #5 BEST-PERFORMING LARGE CITIES: SALT LAKE CITY, PROVO <small>(Milken Institute, 2024)</small></p>	<p>AAA CREDIT RATING <small>(Fitch Ratings, 2024)</small></p>

As a whole, the State of Utah is known for its dynamic economic climate, well-run state government, young, highly-educated work force and business friendly environment. Since 2010, Forbes has consistently ranked the state as one of the top five “Best States for Business.” Utah features low costs of doing business, countless economic incentives, relatively affordable real estate costs, low wages, competitive corporate income and sales tax and affordable health care insurance.

DEMOGRAPHICS

The State of Utah has a population of 3.46 million. Approximately 2.7 million (77% of the population) lives along the Wasatch Front, a four-county geographic area surrounding Salt Lake City. The state has the ninth-fastest growing population in the country, which is also the youngest. Major universities in the Greater Salt Lake area include Brigham Young University, Utah Valley University, Salt Lake Community College, Westminster College, Eagle Gate College, Broadview University and The University of Utah.

<p>3.46M Population</p>	<p>#1 Fastest Growing Population</p>	<p>77% of State’s Population (2.7M) Live in Greater Salt Lake Region</p>
<p>91% Have a High School Diploma, 70% have College Experience, 37% Have a Bachelor’s Degree</p>	<p>31.4 Median Age (Lowest in the Na- tion)</p>	<p>2.9% Unemployment Rate (BLS, May 2024)</p>

AREA OVERVIEW

Since 2010, Forbes has consistently ranked Utah as one of the top five “Best States for Business.” The state benefits from light regulation and energy costs that are 23% below the national average. Employment expanded 3.1% year-over-year, making the state the national leader for job growth. Utah has been a tech destination for years, with companies such as eBay, Oracle, Microsoft, Twitter, Facebook and Amazon building up a heavy presence in the state as a low-cost alternative to California. Today, there are over 7,000 tech and life sciences companies located in Utah. Venture capital firms invested \$1.1 billion in Utah in 2019 — more than three times the average investment over the past four years.

Utah’s economic performance is impressive on many levels and speaks to the State’s ability to compete in global markets and attract new business. Companies that have recently expanded within or entered Utah include Adobe, Ebay, Amazon, Goldman Sachs, Fidelity and Twitter.

	DISCOVER	ARUP
jetBlue	SkyWest AIRLINES®	C.R.England
		Walmart ✨
AMAZON		
Goldman Sachs		ebay
SUNRUN	CHG Healthcare	ancestry
	verizon ✓	Intermountain Healthcare
	ATK	ZIONS BANK

LIFESTYLE

Both the state of Utah and Salt Lake City have been cited by virtually every prestigious publication as one of the top destinations in the nation to live, work and play. Life in Utah offers an ideal mix: job opportunities, low cost of living, low crime rates, affordable higher education, top-notch health care and cultural diversity. Best of all, the state offers a side-by-side mix of outdoor recreation and urban entertainment.

- Best Place To Live & Best Town Ever**
Salt Lake and Park City, Outside Magazine
- One Of The Healthiest Metro Areas**
Salt Lake, Atlantic Cities Magazine
- 15 World-Class**
Ski Resorts
- #1 Hiking City**
Salt Lake City, National Geographic Adventure
- 5**
National Parks
- #1 State For Future Livability**
Gallup Wellbeing
- More Than 9 Million Acres**
of National Forest
- 43**
State Parks

UTAH SPORTS



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