

# 152

## INDUSTRIAL DRIVE

ROCK SPRINGS, WYOMING 82901

**CORPORATE GUARANTEED NNN INVESTMENT**

SELLER CARRY AVAILABLE



**FOR SALE**

9,000 SF BUILDING

SALE PRICE: \$1,250,000

CAP RATE: 8.45%

**Offering Memorandum**



**CUSHMAN &  
WAKEFIELD**

# // EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to offer for sale, **152 Industrial Drive**, a single-tenant NNN leased investment opportunity. Located along U.S. Highway 191, a major city through-way, the ±9,000 SF building is occupied by Praxair Distribution, Inc. and operating on a triple-net lease and (1) 3-year option to extend. Situated on 1.14 acres, this property was developed in 1975 and is currently operated by one of the largest industrial gas companies across the world.

## INVESTMENT HIGHLIGHTS



**SALE PRICE**  
\$1,250,000



**NOI**  
\$105,660



**CAP RATE**  
8.45%



**BUILDING SIZE**  
9,000 SF



**SITE SIZE**  
1.14 ACRES



**YEAR BUILT**  
1975

## CONTACT

**JARED GOODMAN**, CCIM, SIOR  
Managing Director  
+1 970 690 4227  
jared.goodman@cushwake.com  
WY License 12307

// **152 INDUSTRIAL DRIVE**  
Rock Springs, Wyoming 82901

# // INVESTMENT HIGHLIGHTS



Single-tenant Praxair Distribution Facility with a NNN Lease



9,000 SF Industrial Warehouse Situated on 1.14 Acres



Over 10 Years of Occupancy History with Praxair



An Industry Leading Specialty Gas Provider and a Subsidiary of Linde



In 2018, merged with Linde, the Largest Gas Company in the World



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# // TENANCY OVERVIEW



NYSE: LIN  
S&P Rating: A  
Moody's Rating: A2

Praxair, Inc. was an American worldwide industrial gases company. Founded in 1907, Praxair was the largest industrial gases company in North and South America, and the third-largest worldwide by revenue. In 2018 it merged with Linde AG to form Linde PLC.

## ABOUT LINDE

Linde is a leading global industrial gases and engineering company with 2021 sales of \$31 billion (€26 billion). We live our mission of making our world more productive every day by providing high-quality solutions, technologies and services which are making our customers more successful and helping to sustain and protect our planet.

The company serves a variety of end markets including chemicals & energy, food & beverage, electronics, healthcare, manufacturing, metals and mining. Linde's industrial gases are used in countless applications, from life-saving oxygen for hospitals to high-purity & specialty gases for electronics manufacturing, hydrogen for clean fuels and much more.

Linde also delivers state-of-the-art gas processing solutions to support customer expansion, efficiency improvements and emissions reductions.

For more information about the company and its products and services, please visit [www.linde.com](http://www.linde.com)

Praxair/Linde has served this oil and gas and mining part of the country out of this location since 1975. They continue to hold their prominence with an even larger base of services and expertise than before.

## LINDE'S MISSION

At Linde, we live our mission of *making our world more productive*.

In 2022 we enabled our customers to avoid about 90 million metric tons of CO2 equivalents (CO2e). We also work safely to continuously improve our own energy efficiency and avoided 1 million metric tons of CO2e.[1]

As we improve, we are investing in the communities where we live and work. We hire locally and source most of our products and services in the countries in which they are used. Additionally, we actively support our local communities through employee engagement and volunteerism as well as charitable contributions.

The results we have achieved in making our world more productive have earned recognition by premier sustainability investment indexes (ESG Indexes) and rankings, including the Dow Jones Sustainability Indices' World Index.

- Leading in Sustainable Development
- Reducing Our Carbon Footprint in Production
- Putting Safety First
- Valuing Employee Diversity
- Improving Customers' Environmental Performance
- Investing in Our Communities

<https://www.linde.com/sustainability/our-mission>

# // LOCATION HIGHLIGHTS



Situated along U.S. Highway 191, a Cross-country Merchant Interstate



Located Less Than a Mile from Desert View Elementary School



Nearby Residential Communities include Desert Village and Sweetwater Heights



Surrounding Retailers include Tire Den Point S, AmeriGas Propane, Total Service Supply, Kum & Go, and Subway



Large Population of 27,819 Residents within a 10-mile Radius of the Subject Property



Strong Traffic Counts and Visibility | 13,500 VPD on U.S. Highway 91



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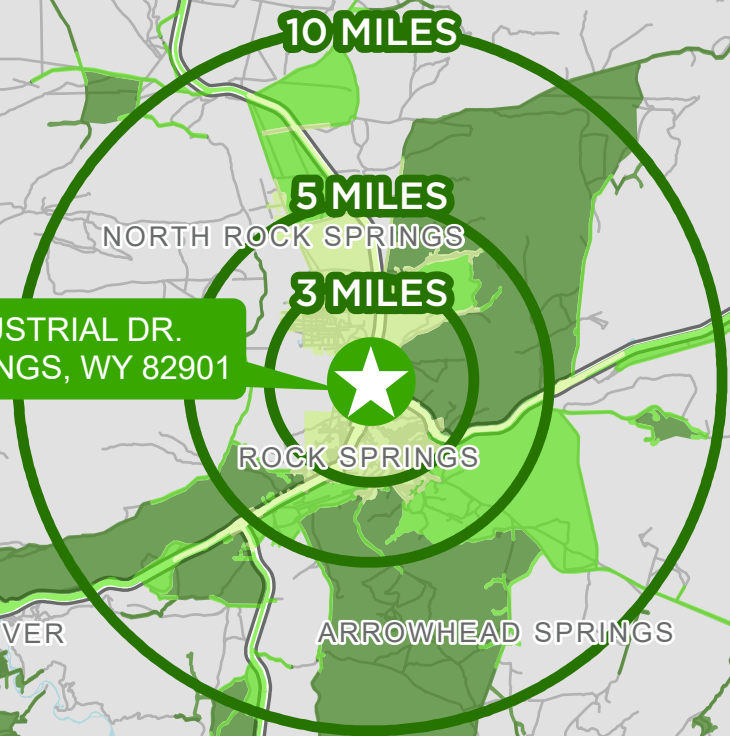
# // DRIVE TIMES & DEMOGRAPHICS



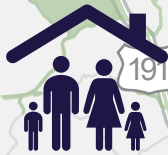
## Drive Times:

- 0-10 Minutes
- 10-20 Minutes
- 20-30 Minutes

**152 INDUSTRIAL DR.  
ROCK SPRINGS, WY 82901**



**HOUSEHOLDS  
(2022)**  
 3 Miles: 8,003  
 5 Miles: 10,178  
 10 Miles: 10,589



**POPULATION  
(2022)**  
 3 Miles: 21,178  
 5 Miles: 26,889  
 10 Miles: 28,225



**INCOME  
(Avg Household Income)**  
 3 Miles: \$90,765  
 5 Miles: \$87,235  
 10 Miles: \$86,702

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