

FOR SALE

**20 WILKINS PEAK DR.
ROCK SPRINGS, WY**

**SINGLE-TENANT
ABSOLUTE NNN
LEASE**

**INVESTMENT
OPPORTUNITY**

**PURCHASE PRICE -
\$2,357,555**

13,648 SQ FT.

NOI \$212,180

CAP RATE 9%



**APEX REAL ESTATE
CODY FERRIN
BROKER/OWNER**



307-679-5115



CODY@APEXWY.COM



WWW.APEXWY.COM



OFFERING MEMORANDUM

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EXCLUSIVE OFFERING
MEMORANDUM

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By accepting this Memorandum, you agree to the above terms and conditions.

Cody Ferrin

01

EXECUTIVE
SUMMARY



EXECUTIVE SUMMARY

APEX Real Estate is pleased to present a single-tenant NNN lease investment opportunity in Rock Springs, Wyoming. The property is occupied by WYUTEX Energy Service and is located at 20 Wilkins Peak Drive. WYUTEX Energy Service is an oilfield service company. With multiple offices in the heart of the oilfield, WYUTEX Energy Service works closely with the companies that it does business with. This ensures that the goals and satisfaction of the companies that it works with are being met while at the same time maintaining the quality and safety of the work that WYUTEX Energy Service performs for them. WYUTEX Energy Service provides Well Site Construction as well as Oil Well and Gas Well Maintenance services in various regions of the United States.

The 1.01-acre site consists of a high-quality 13,648 square-foot building built in 2008 that has approximately 1,648 square feet of office space which includes a conference room, reception area, two offices, storage room, and half bathroom. The building has over 10,000 square feet of heated warehouse space. Some features include a floor drain, wash bay, seven (7) - 14' doors, a 1,648 square foot mezzanine area with lockers, and a paved and fenced yard. There are currently eighteen (18) years remaining on the lease plus two (2), 5-year options to renew. The lease includes 3.0% annual increases.

This is an excellent opportunity to acquire a high-quality constructed industrial building with a strong tenant which services the oil and natural gas industry. The location is well situated with easy access to Interstate 80.

Buyer and buyer's agent to verify all information.



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PROPERTY OVERVIEW



NNN LEASE

PROPERTY OVERVIEW

GENERAL SUMMARY

20 WILKINS PEAK DRIVE

PURCHASE PRICE -
\$2,357,555

BUILT IN 2008
ZONING-INDUSTRIAL
13,648 SQ FT.
1.01 ACRES
NOI \$212,180
CAP RATE 9%

PARCEL#
1805-07-3-02-013-
00

LEASE ABSTRACT

TENANT -
WYUTEX ENERGY SERVICES, LTD

LEASE COMMENCEMENT -
MAY 31, 2022

LEASE EXPIRATION -
MAY 31, 2042

REMAINING LEASE -
TERM-18 YEARS

RENEWAL OPTIONS -
TWO(2), 5-YEAR
OPTIONS

ANNUAL RENT -
\$212,180

RENT INCREASE -
3% ANNUAL

LEASE TYPE -
ABSOLUTE NNN
GUARANTOR -
PERSONAL

03

PROPERTY
PHOTOS





20 WILKINS PEAK DR.
ROCK SPRINGS, WY

EXCLUSIVE OFFERING MEMORANDUM

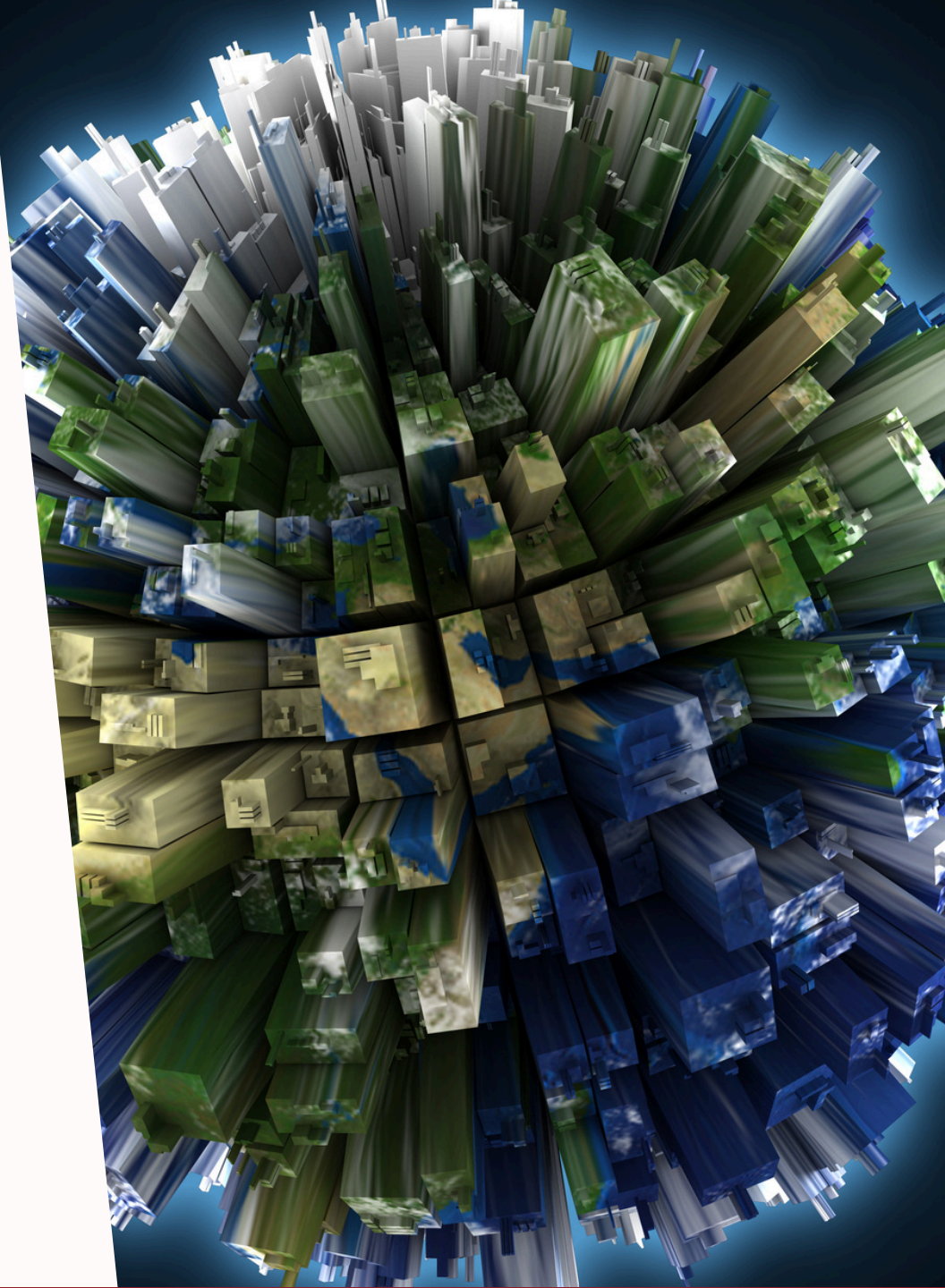


20 WILKINS PEAK DR.
ROCK SPRINGS, WY

EXCLUSIVE OFFERING MEMORANDUM

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DEMOGRAPHICS



DEMOGRAPHICS

	ROCK SPRINGS	SWEETWATER COUNTY
MEDIAN AGE	35.2	37.1
MEDIAN HH INCOME	\$75,863	\$79,375
Population	23,526	42,272
EMPLOYMENT RATE	67.0%	64.3%



\$75,863
MEDIAN HH
INCOME



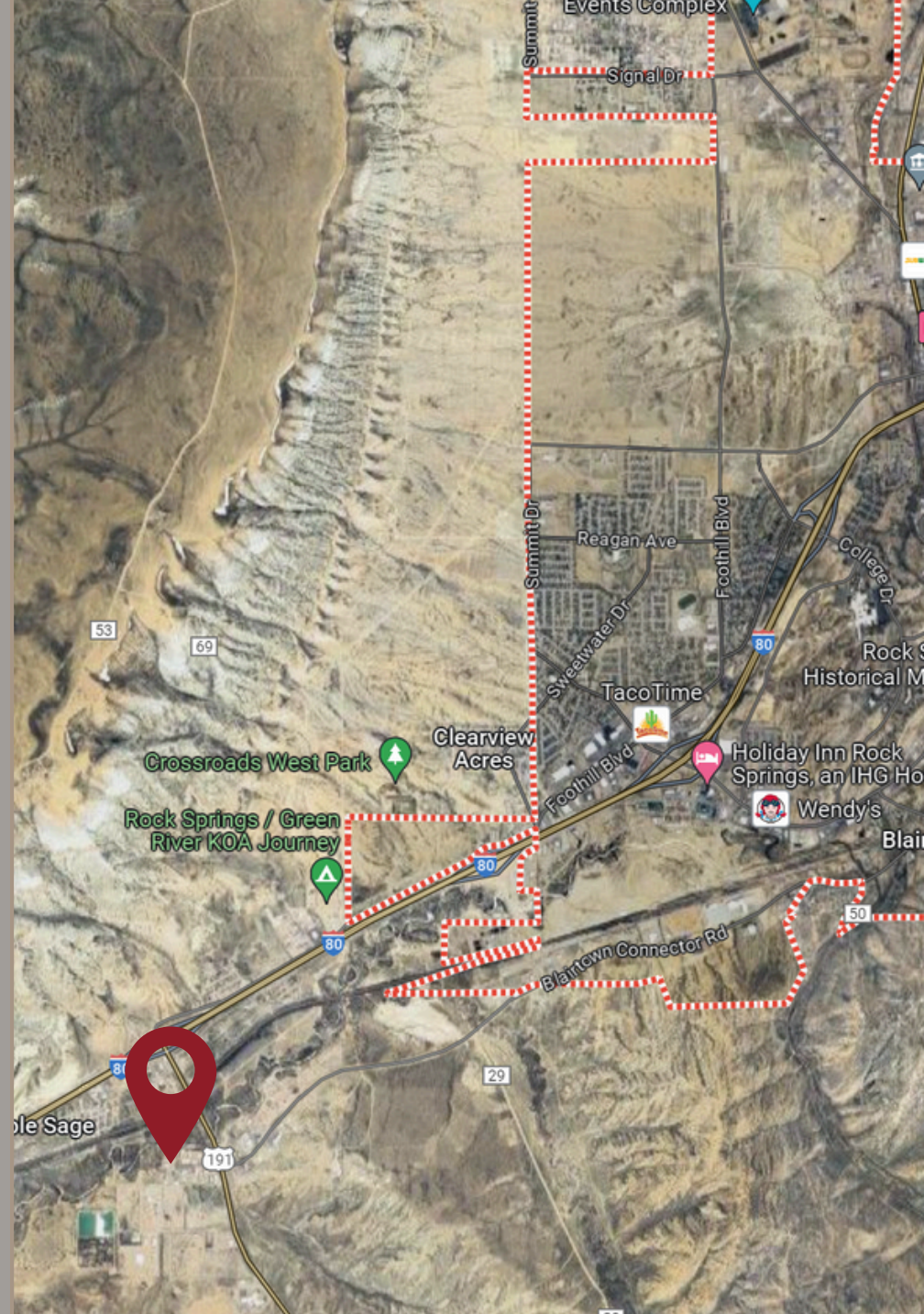
23,526
POPULATION



67.0%
EMPLOYMENT
RATE



35.2
MEDIAN
AGE



05

RENT
SCHEDULE



RENT SCHEDULE

YEARS	ANNUAL RENT	MONTHLY RENT	ANNUAL INCREASE
Current - May 31, 2025	\$212,180.00	\$17,681.67	3.00%
June 1, 2025 - May 31, 2026	\$218,545.40	\$18,212.12	3.00%
June 1, 2026 - May 31, 2027	\$225,101.76	\$18,758.48	3.00%
June 1, 2027 - May 31, 2028	\$231,854.81	\$19,321.23	3.00%
June 1, 2028 - May 31, 2029	\$238,810.46	\$19,900.87	3.00%
June 1, 2029 - May 31, 2030	\$245,974.77	\$20,497.90	3.00%

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RENT SCHEDULE CONT.

June 1, 2030 - May 31, 2031	\$253,354.02	\$21,112.83	3.00%
June 1, 2031 - May 31, 2032	\$260,954.64	\$21,746.22	3.00%
June 1, 2032 - May 31, 2033	\$268,783.28	\$22,398.61	3.00%
June 1, 2033 - May 31, 2034	\$276,846.77	\$23,070.56	3.00%
June 1, 2034 - May 31, 2035	\$285,152.18	\$23,762.68	3.00%
June 1, 2035 - May 31, 2036	\$293,706.74	\$24,475.56	3.00%
June 1, 2036 - May 31, 2037	\$302,517.94	\$25,209.83	3.00%
June 1, 2037 - May 31, 2038	\$311,593.48	\$25,966.12	3.00%
June 1, 2038 - May 31, 2039	\$320,941.29	\$26,745.11	3.00%
June 1, 2039 - May 31, 2040	\$330,569.53	\$27,547.46	3.00%
June 1, 2040 - May 31, 2041	\$340,486.61	\$28,373.88	3.00%
June 1, 2041 - May 31, 2042	\$350,701.21	\$29,225.10	3.00%

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PRESENTED BY:



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