

LOGAN FLEX

1950 North 1000 West | Logan, UT 84321



TAKING DEPOSITS NOW
\$5,000

FOR SALE

Pricing Breakdown - Cold shell condition

Unit SF	# of Units	Purchase Price Per Unit
1,188	30	\$380,160
2,862	16	\$901,530
2,970	10	\$935,550

Contact

SKYLER PETERSON, SIOR

Executive Vice President

m 801.656.7354

speterson@legendcommercial.com

TRE BOURDEAUX, SIOR

Vice President

m 801.824.0397

tbourdeaux@legendcommercial.com

PARKER TAGGART

Senior Associate

m 801.928.1815

ptaggart@legendcommercial.com



801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

Property Highlights

- Total Project SF: 111,132 SF
 - Building 1 – 35,640 SF
 - Building 2 – 22,896 SF
 - Building 3 – 22,869 SF
 - Building 4 – 29,700 SF
- Unit Sizes: 1,188 SF, 2,862 SF, and 2,970 SF
- Fifty-Six (56) Total Units
- Clear Height: 26'
- One (1) 14'x14' Grade Level Door Per Unit
- One (1) Restroom Per Unit
- One (1) Shop Sink Per Unit
- Power: 200 Amp 120/208 Y 3-Phase 4-Wire Per Unit
- LED Lighting Throughout Warehouse
- Gas Forced Heat Throughout Warehouse
- Fire Sprinkler System
- Zoning: IP - Industrial Park
- Construction Type: CMU Block/Steel Fabrication
- Estimated Completion: Q4 2026
- Lot Size: 4.56 Acres
- Access: Easy Access off Hwy 89
- Location: Logan City and Cache County combines small-town charm with big economic potential. Home to Utah State University and a growing population, the region offers a strong workforce, stunning scenery, and easy access to recreation—with access to year-round recreation, steady growth, and long-term value.

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Pricing Breakdown & Tenant Improvements Packages

Pricing Breakdown - Cold shell condition

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TI Packages

Package	Description	Cost
Base TI Allowance	Rough in restroom, drywall finish, LED high bay lights, gas heater	\$25-\$30 PSF
Office and Restroom	10x15 office under mezz, ADAa restroom, mini split HVAC, polished slab	\$40-\$45 PSF
Premium Package	Office+showroom, epoxy slab, mezz office with glass railing, lighting upgrade	\$55-\$60 PSF

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Reservation & Deposit Agreement

Logan Flex Industrial Project

Date: _____

Parties

Buyer: _____

Address: _____

Phone: _____ Email: _____

Seller/Developer: Logan HoldCo LLC or its affiliated development entity ("Seller")

Project

Logan Flex Industrial Condominiums

Unit(s) Reserved: _____

Estimated Purchase Price: \$_____

Deposit Amount: \$5,000.00 per unit (the "Deposit")

1. Purpose of Reservation

This Agreement confirms Buyer's intent to reserve the unit(s) described above within the Logan Flex Industrial Project. It grants Buyer a priority position in the selection process, and the opportunity to enter into a formal Purchase and Sale Agreement ("PSA") once the units are available for contracting.

2. Deposit Terms

Buyer shall submit a refundable deposit of \$5,000 per unit. Deposits will be held by C.C. Bank in a non-interest-bearing account. The Deposit is fully refundable upon written request from Buyer at any time prior to execution of a PSA. If a PSA is executed, the Deposit will be credited toward the purchase price at closing.

3. PSA Conversion

The Seller anticipates transitioning reservation holders to formal PSAs once vertical construction commences and final unit pricing and specifications are confirmed. Buyer will receive written notice from Seller when PSAs are ready, and will have a reasonable period to review and execute.

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Reservation & Deposit Agreement

4. No Guarantee

This Agreement does not guarantee pricing, delivery date, final unit selection, or availability. All project timelines and specifications are subject to change due to permitting, construction progress, and lender requirements.

5. Expiration

This Reservation will expire 180 days from the date below unless extended in writing by Seller. If a PSA has not been executed by that date, or if the project is canceled as outlined in Section 7, the Buyer will be entitled to a full refund of their Deposit, to be returned within 10 business days of written notice.

6. Acknowledgment

Buyer acknowledges that this Reservation Agreement is non-binding, and that no rights to purchase are conveyed until a formal PSA is signed by both parties. The Deposit is fully refundable unless and until a PSA is executed.

7. Project Contingency & Refund Rights

In the event the Seller elects not to move forward with the development of the Logan Flex Industrial Project, or if the project is delayed indefinitely due to unforeseen circumstances, including but not limited to failure to obtain entitlements, permits, financing, or required approvals, the Seller shall have the right to cancel this Reservation Agreement and refund the Buyer's full Deposit. Notice of such cancellation shall be provided in writing, and the Deposit will be returned within 10 business days.

Signatures

Buyer Signature: _____ Date: _____

Print Name: _____

Seller/Developer Signature: _____ Date: _____

Name & Title: _____

Entity: Logan HoldCo LLC

C.C. Bank Deposit Acknowledgment

Deposit in the amount of \$_____ has been received by C.C. Bank for the benefit of the Buyer named above. These funds are held in a non-interest-bearing account as outlined in this Agreement.

Authorized Bank Representative: _____ Date: _____

Print Name & Title: _____

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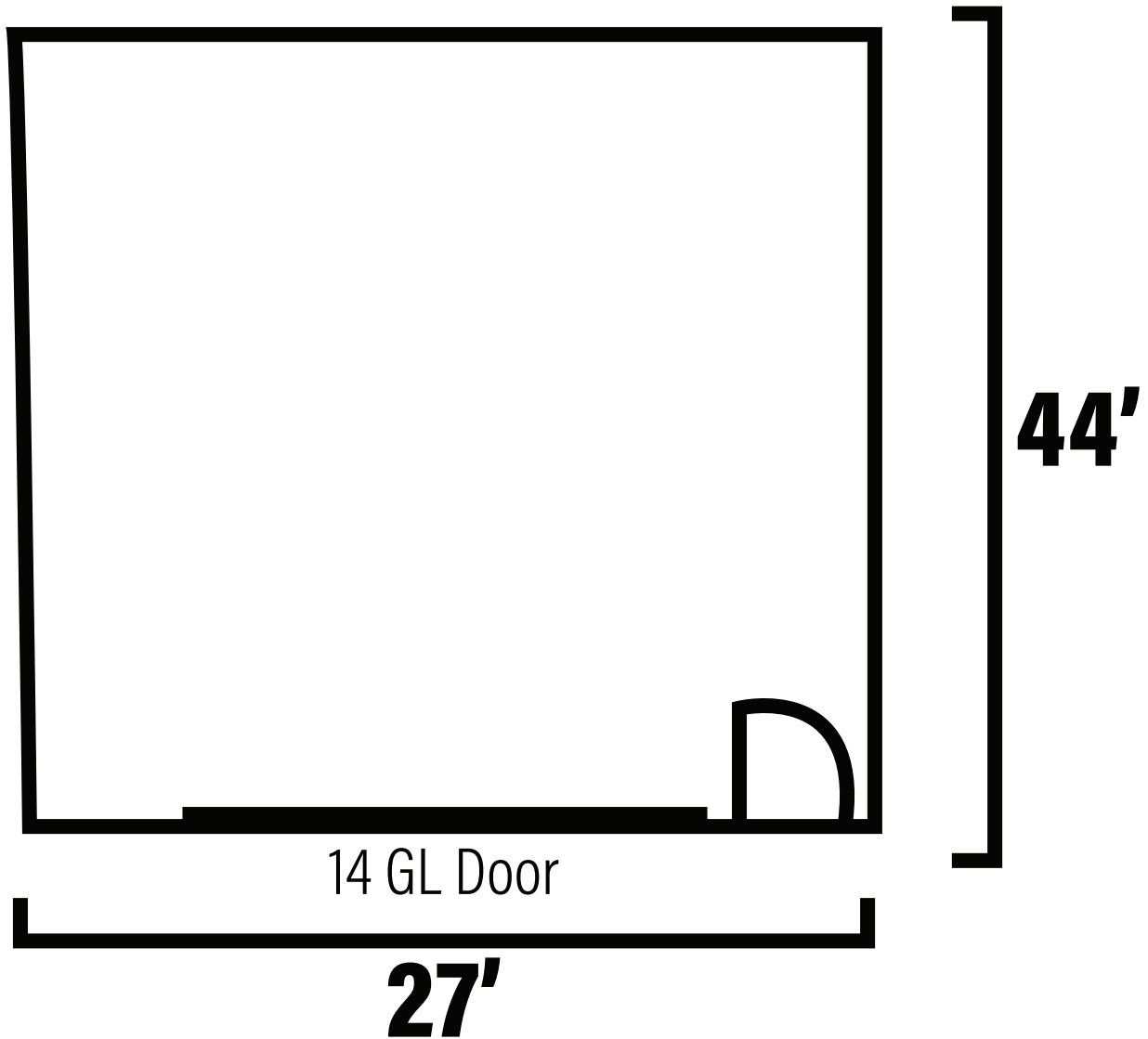
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Unit Plans

1,188 SF UNIT



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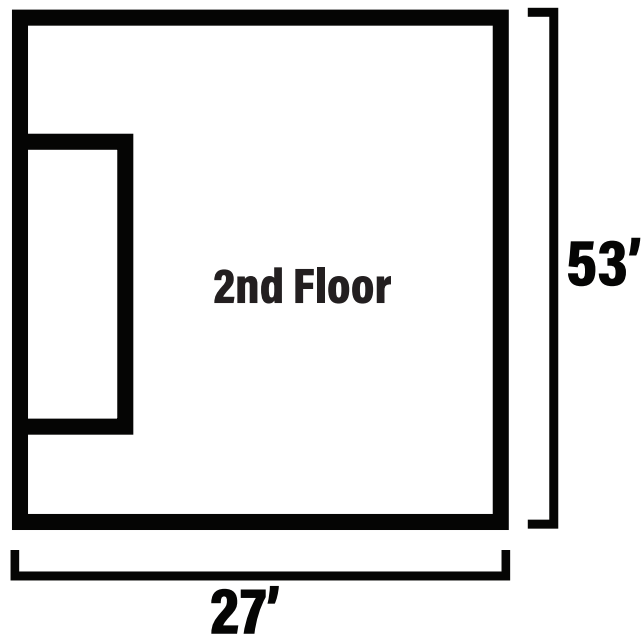
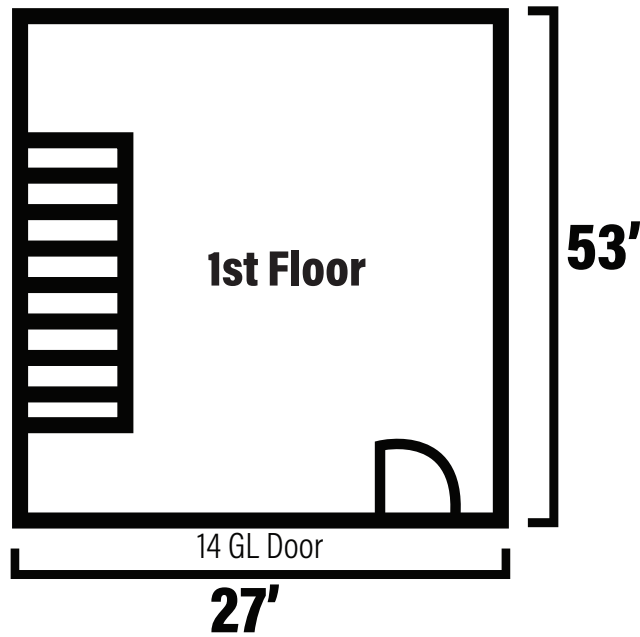
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Unit Plans

2,862 SF UNIT



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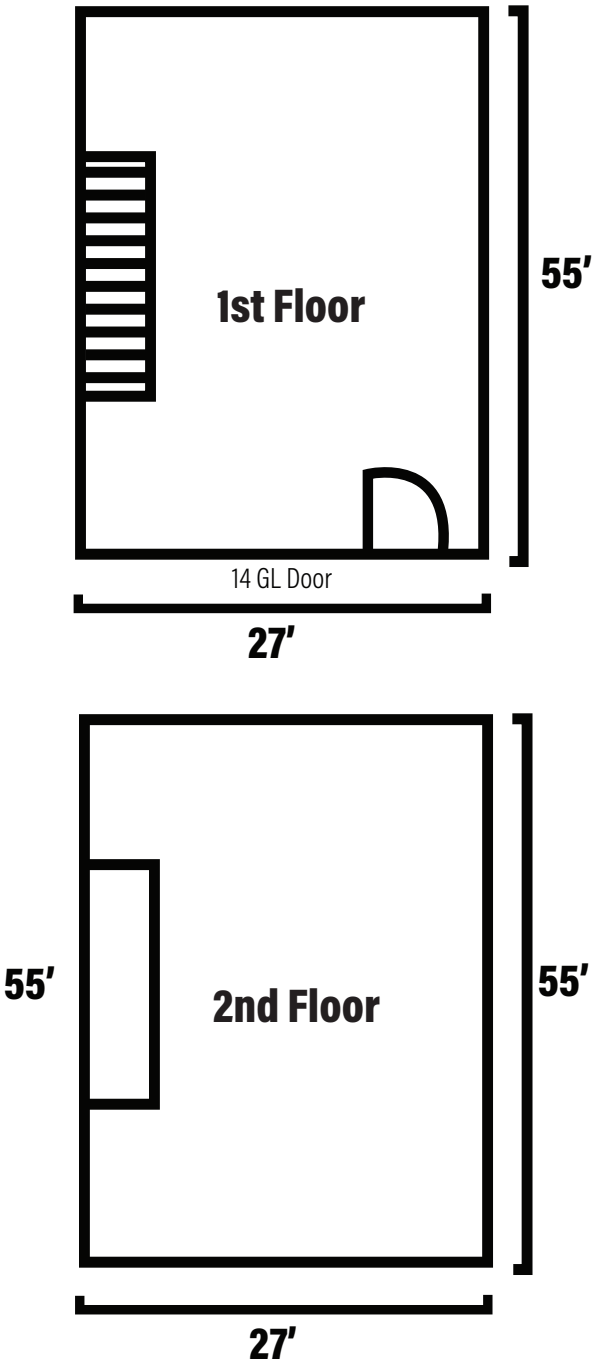
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Unit Plans

2,970 SF UNIT



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LEGEND
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Site Plan



UNIT	SIZE (SF)	UNIT	SIZE (SF)
1*	1,188	29	1,188
2	1,188	30	1,188
3	1,188	31	2,862
4	1,188	32	2,862
5	1,188	33	2,862
6	1,188	34	2,862
7	1,188	35	2,862
8	1,188	36	2,862
9	1,188	37	2,862
10	1,188	38*	2,862
11	1,188	39*	2,862
12	1,188	40	2,862
13	1,188	41	2,862
14	1,188	42	2,862
15	1,188	43	2,862
16	1,188	44	2,862
17	1,188	45	2,862
18	1,188	46	2,862
19	1,188	47	2,970
20	1,188	48	2,970
21	1,188	49	2,970
22	1,188	50	2,970
23	1,188	51	2,970
24	1,188	52	2,970
25	1,188	53	2,970
26	1,188	54	2,970
27	1,188	55	2,970
28	1,188	56	2,970

*Includes fire riser room square footage to be adjusted

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SBA Financing

7A

- Up to 85% LTV
- 25 - year amortization / maturity
- Rates ranging from 6.5% - 7.5% (depending on strength of business, cash flow, borrower strength, etc)
- Bank keeps the loan
- 3-year prepayment penalty

504

- Up to 90% LTV
- Lender partners with the community development companies (CDC)
- 10 – year maturity / 25 year amortization on Bank side
- 25-year maturity / amortization – CDC portion
- Blended rates ranging from 6.65% - 7.5% (depending on strength of business, cash flow, borrower strength, etc)
- No prepayment penalty on Bank side
- 10-year prepayment penalty on CDC (SBA) portion

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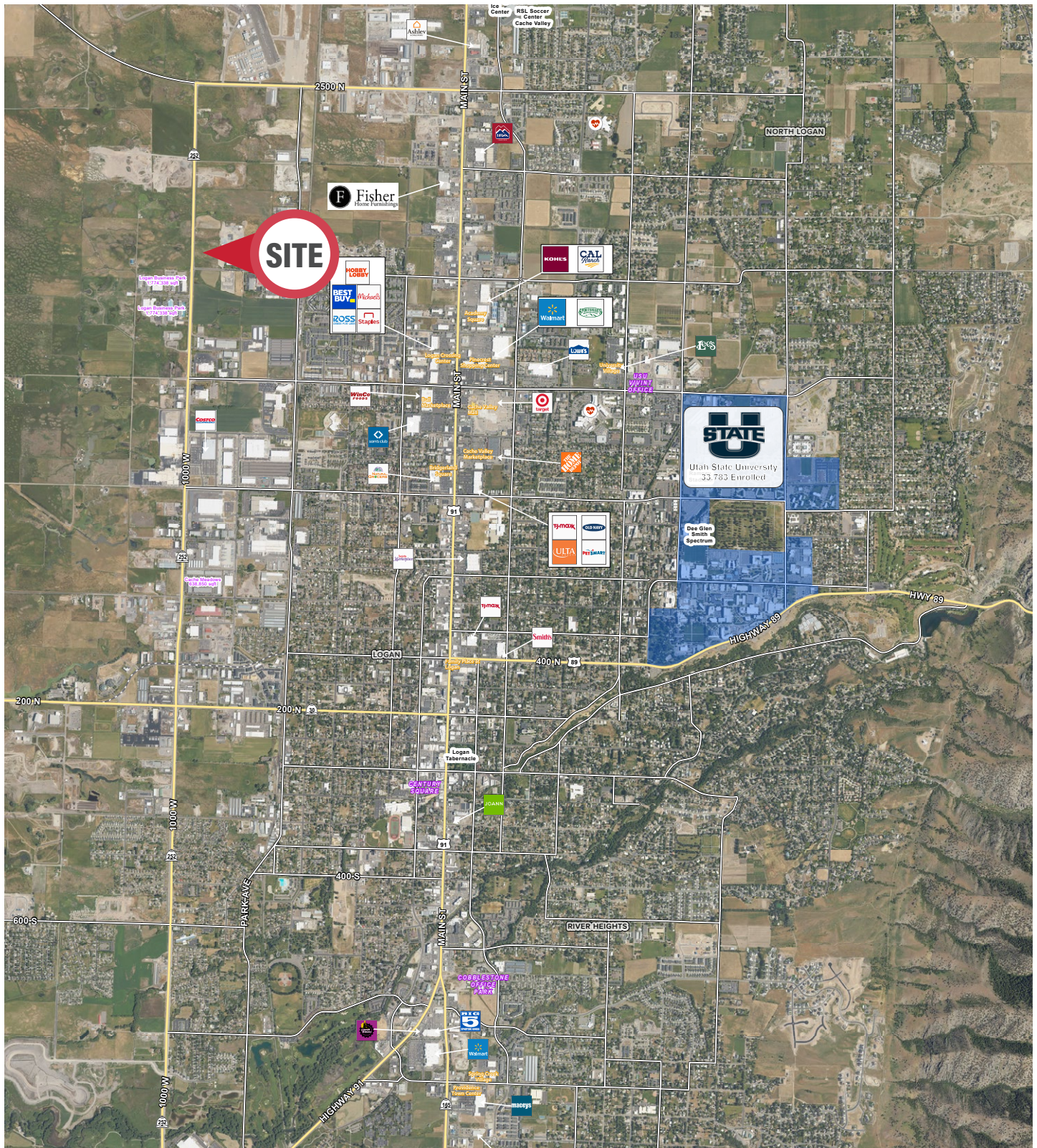
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Map



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