



Colliers



The image shows a large, modern brick building with a prominent gabled roof and large windows. The building is surrounded by lush greenery, including several large trees and a well-maintained lawn. In the foreground, a calm pond reflects the building and the surrounding landscape. The sky is clear and blue.

PET IQ BUILDING

1375 North Mountain Springs Parkway
Springville, UT 84663

OFFERING
MEMORANDUM

Disclaimer

Colliers (the “Agent”) has been engaged as the exclusive sales representative for the sale of Pet IQ Building located at 1375 North Mountain Springs Parkway, Springville, UT 84663, the “Property”) by ‘Ownership’ (the “Seller”).

The Property is being offered for sale in an “as-is, where-is” condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers (“Purchasers”) of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a “Registered Potential Investor” or as a “Buyer’s Agent” for an identified “Registered Potential Investor”.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to



its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact tenants, employees, contractors, sub-contractors or lien-holders of the property directly, or indirectly regarding any aspect of the enclosed materials or the Property, without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent.

Table of Contents

Executive Summary

- Overview
- Executive Summary
- Building Features
- Tenant Summary
- Trucking Drive Times

Financial Analysis

- Investment Offering
- Supportive Comparative Data

Property Description

- Floors Plan Main Level
- Floor Plan Mezzanine Level
- Parking
- Property Photos

Market Overview

- Utah County Industrial Market Report
- Utah County Summary

Location Overview

- 5 Mile Radius Demographics
- Utah Economy
- State of Utah



Overview

This investment presents a compelling opportunity to acquire a well-located industrial property in Utah County with a strong credit tenant secured by a long-term lease. The property's prime position along I-15 provides excellent visibility and convenient access, enhancing its strategic value. Coupled with a stable income stream generated by a high-quality tenant, this asset offers a solid foundation for long-term investment returns. The combination of a desirable location, strong tenant covenant, expected market growth and lease term creates a low-risk, income-oriented investment profile. In addition the investment includes six plus acres of unused land for future expansion or development.



Executive Summary

Building Name	Pet IQ Building
Owner	Springville IQ, LC
Address	1375 North Mountain Springs Parkway
City	Springville
State	Utah
Building Size	242,000
Floors	2
Land Acreage	19.41
Land Sq. Ft.	845,500
Excess Acreage	6.0
Zoning	C-Commercial
Parking	370 Parking stalls
Parcel ID's	230200006
Year Built	1985
Year Remodeled	2013
Occupancy %	100.00%
Tenant	PetIQ, Inc.
Lease Type	NNN





Building Features

Square Feet	242,000
Office SF	56,000
Warehouse SF	112,000
Manufacturing SF	74,000
Dock High Doors	12
Grade Level Doors	2
Ramp Doors	2
Clear Height	21'9" - 24'6"

- Single tenant NNN Investment
- Full Remodel in 2013
- Building is located immediately off Utah's primary Freeway I-15.
- The facility has recently benefited from an investment of significant tenant resources.
- Site features six acres of excess land for future expansion or future development.
- Facility has been maintained to a high standard and is in immaculate condition.
- The building provides generator/back-up power and power monitor/control system in place.
- The Property meets OTC, Nutraceutical and US food requirements.
- Tenant manufactures dog and cat pet treats from the facility. This facility is the only facility that supplies all pet treats for PetIQ.

Tenant Summary



LEASE DETAILS

Lease Type:	NNN
Lease Expiration Date:	1/31/2029
Annual Escalations:	3.00%
Next escalation:	2/1/2025
Renewal Options:	One (1) Five-year option

Remaining Term	Annual Net Rent	\$ per sq. ft.
2/1/24 - 1/31/25	\$1,887,600.00	\$7.80
2/1/25 - 1/31/26	\$1,944,228.00	\$8.03
2/1/26 - 1/31/27	\$2,002,554.84	\$8.28
2/1/27 - 1/31/28	\$2,062,631.52	\$8.52
2/1/28 - 1/31/29	\$2,124,510.24	\$8.78

2nd Option Term	Annual Net Rent	\$ per sq. ft.
2/1/29 - 1/31/30	\$2,188,245.55	\$9.04
2/1/30 - 1/31/31	\$2,253,892.91	\$9.31
2/1/31 - 1/31/32	\$2,321,509.70	\$9.59
2/1/32 - 1/31/33	\$2,391,154.99	\$9.88
2/1/33 - 1/31/34	\$2,462,889.64	\$10.18

PetIQ is a prominent player in the pet care industry, dedicated to providing accessible and affordable products and services for pet owners. The company operates primarily through two segments:

Products: PetIQ manufactures and distributes a wide range of branded and distributed pet medications, food, treats and wellness items. These products are available through over 60,000 retail and e-commerce outlets.

Services: The company offers veterinary wellness services through its VIP Petcare platform, operating in over 2,600 retail partner locations across multiple states.

PetIQ's target customers are pet owners seeking accessible and affordable healthcare solutions for their animals. The company benefits from the growing pet industry, with an increasing number of households owning pets and treating them as family members.

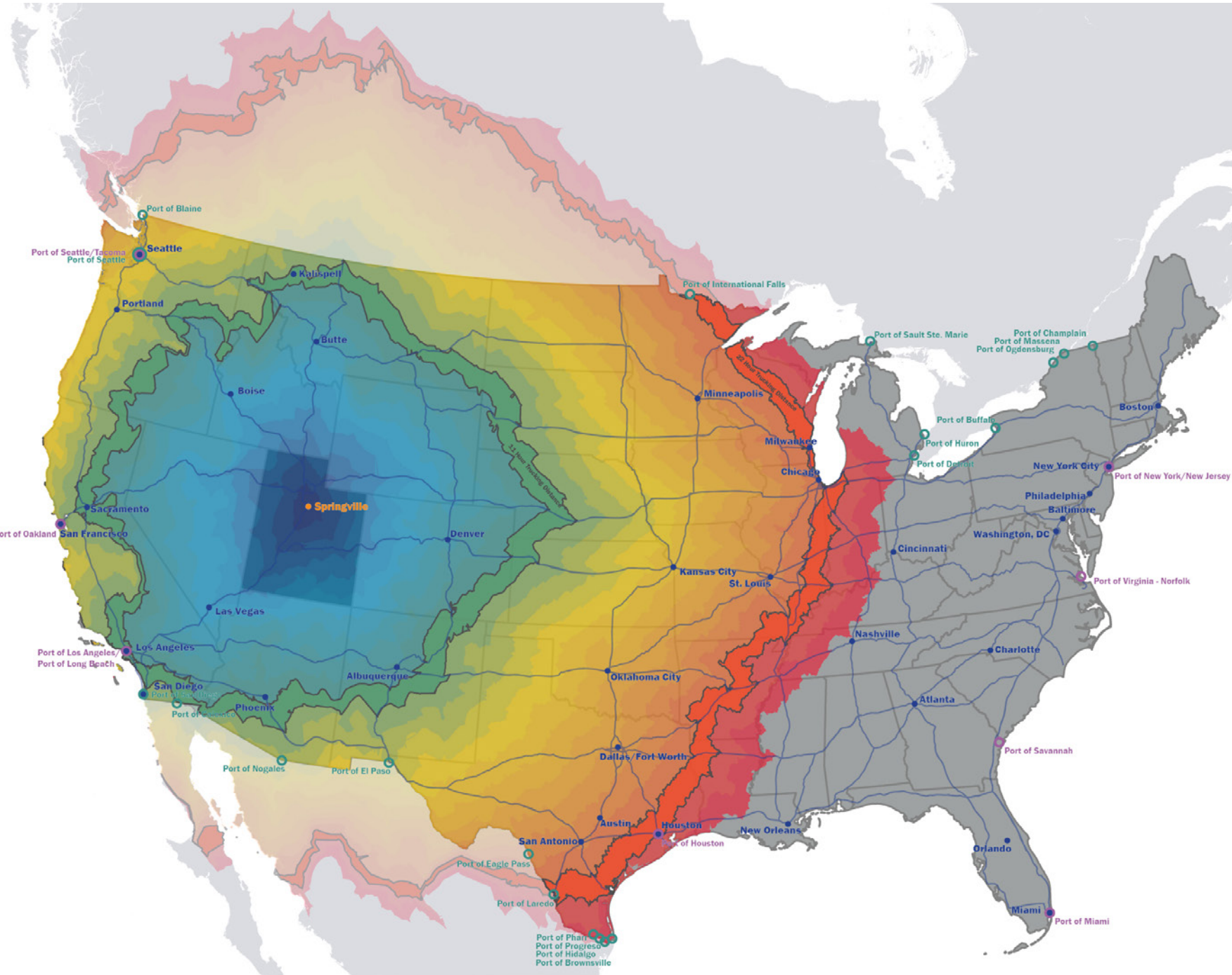
PetIQ is currently being acquired by Bansk Group.

The company announced on August 7th, 2024, that it had entered into a definitive agreement to be acquired by Bansk Group in an all-cash transaction valued at approximately \$1.5 billion dollars.

Bansk Group is a consumer-focused private investment firm based in New York City. They specialize in acquiring and growing distinctive consumer brands. With a strong focus on the beauty and personal care, consumer health, food and beverage, and household products sectors, Bansk Group brings together a team of experienced investors and operators to drive significant growth and value creation in their portfolio companies.

Their acquisition of PetIQ is a strategic move to expand their presence in the consumer health sector.

Crossroads of the West National Trucking Drive Times



Centered around Salt Lake City, this map illustrates the Utah's pivotal position as North America's logistics center. Hourly trucking drive time buffers showcase its accessibility within 24 hours, while highlighting direct domestic flight connections and key trade nearshore and sea ports.

TRANSPORTATION
 — Interstates
 + + + North American Rail Network

POINTS
 ● Major Cities
 ○ Major Seaports
 ○ Major Nearshore Ports

TRUCKING DRIVE BUFFERS
 1 Hour
 11 hours (1 trucking day)
 22 hours (2 trucking days)
 24 Hours




Investment Offering

Investment Summary

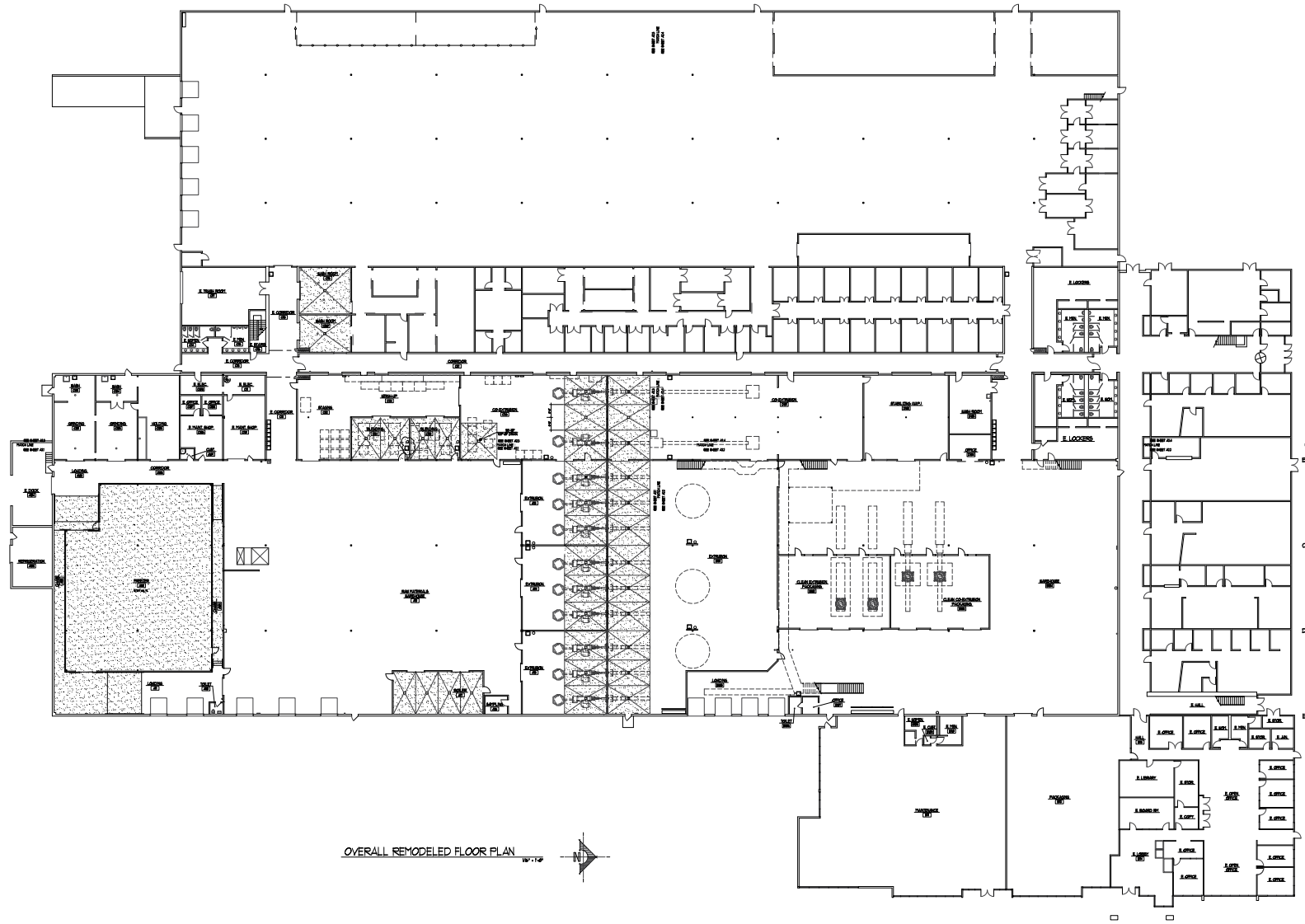
Building Name	Pet IQ
Owner	Springville IQ, LC
Address	1375 North Mountain Springs Parkway
City	Springville
State	Utah
Building Size	242,000
Floors	2
Land Acreage	19.41
Excess Acreage	6
Asking Price	\$27,964,444.44
Price Per Sq. Ft.	\$115.56
Cap Rate	6.75%



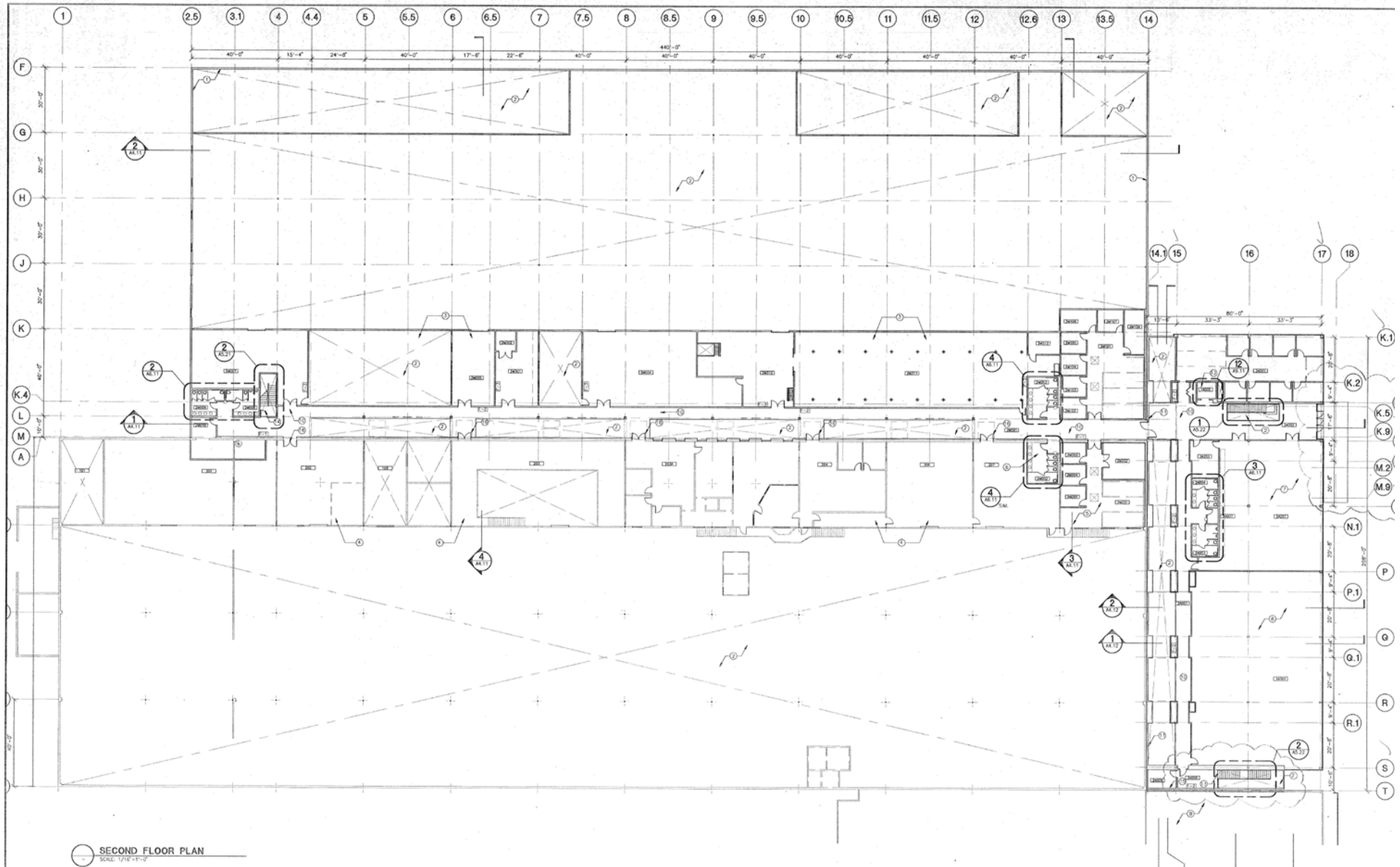
Supportive Comparative Data

Building Image			
Property Name	Banta Building	151 East 3450 North	6363 West Dannon Way
Address	225 East 900 South, Provo, UT 84606	151 East 3450 North, Spanish Fork, UT 84660	6363 West Dannon Way, West Jordan, UT 84081
Property Types	Flex/Warehouse/Distribution	Warehouse/Distribution	Warehouse/Distribution
Property Building Class	B	A	B
Property Market	Utah County Central	Utah County South	Utah County South
Property Submarket	Provo	Spanish Fork	West Jordan
City	Provo	Spanish Fork	West Jordan
Zip Code	84606	84660	84081
Date Sold	2/1/2024	1/2/2024	3/3/2024
Type	Investment	Investment	Investment
Transaction Value	\$17,400,000.00	\$28,000,000.00	\$20,228,000.00
Price per Square Foot	\$104.96	\$104.72	\$200.67
Year Built	1996	2001	2023
Square Feet	165,780	267,370	100,803
Area (AC)	9.3	13.5	6.28
Area (SF)	405,108	588,060	273,557

Floor Plan Main Level



Floor Plan Mezzanine



Parking

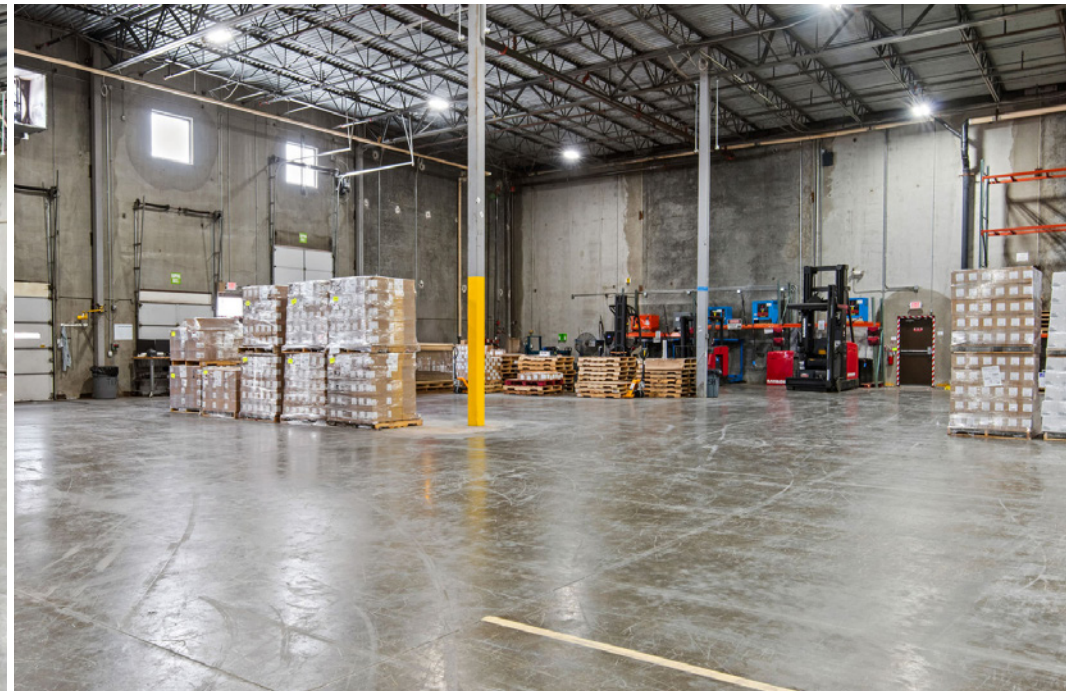
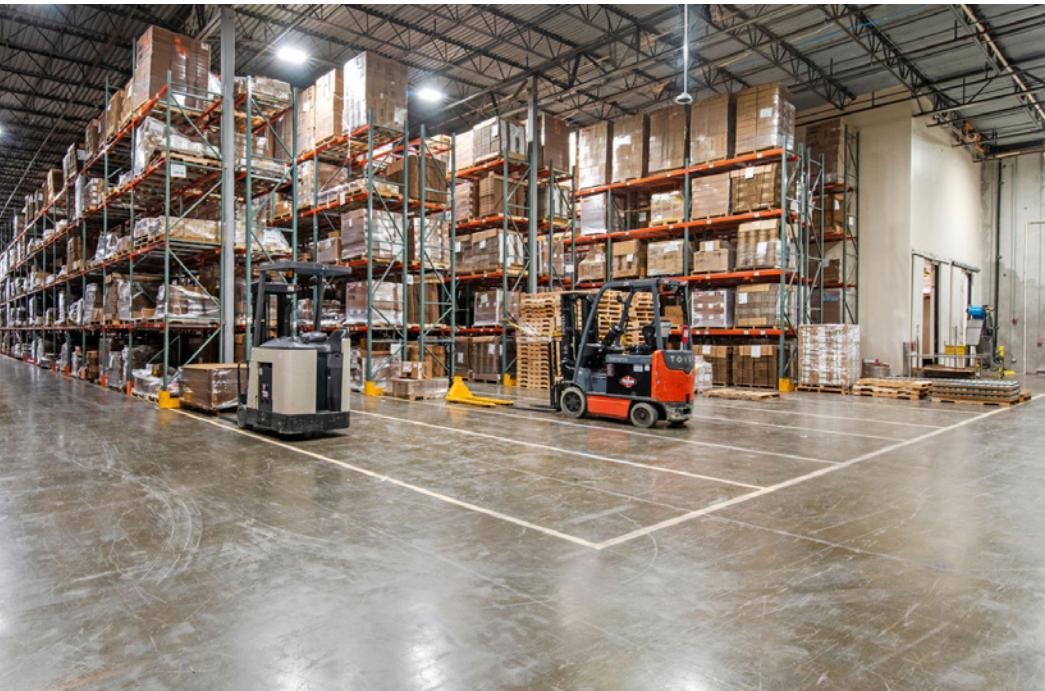














Utah County

Industrial 24Q2

Headline

Utah County continues to see positive leasing activity reflected in the increased absorption rates, reaching over 500,000 SF. Some of the major developments in Utah County reached completion during the 2nd quarter of 2024, and no additional new projects broke ground yet. This will cause a continued decrease in construction numbers over the remainder of the year. Vacancy rate rose significantly as those same projects reached completion with new available space for tenants to choose from, increasing the rate from 4.21% last quarter to 5.46%.

Current Market Indicators



YTD Absorption

538K SF



YOY FORECAST



Under Construction

2.2M SF



YOY FORECAST



Direct Vacancy Rate

5.46%



YOY FORECAST



Lease Rate (NNN)

\$0.91 / SF



YOY FORECAST

DOWNLOAD FULL REPORT

Utah County



Utah County is experiencing unprecedented growth. Projections indicate it will nearly match Salt Lake County's population within the next 50 years. This explosive growth is driven by several factors including:

- **Strong job market:** The county is attracting a diverse range of industries, creating ample employment opportunities.
- **High quality of life:** A desirable combination of outdoor recreation, family-friendly environment, and affordable housing.
- **Excellent education:** Strong public and private schools, as well as higher education institutions, are drawing families and talent.
- **Favorable business climate:** The county offers incentives and support for businesses, fostering economic development.

This rapid expansion is expected to continue, making Utah County a dynamic and attractive region for both residents and businesses.

Utah County has emerged as a thriving hub for industrial real estate. Its strategic location, robust infrastructure, and favorable business climate have made it an attractive destination for companies seeking to establish or expand their operations. The county offers excellent access to transportation networks, including major highways and interstates, facilitating efficient distribution and logistics. Additionally, Utah County boasts a highly skilled workforce, a strong educational system, and a pro-business environment, creating an ideal ecosystem for industrial growth. These factors combined with the region's steady population growth and increasing consumer base have driven demand for industrial space, making Utah County a prime location for companies in various sectors.

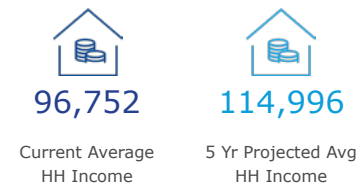
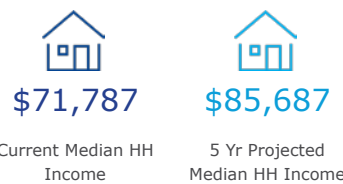
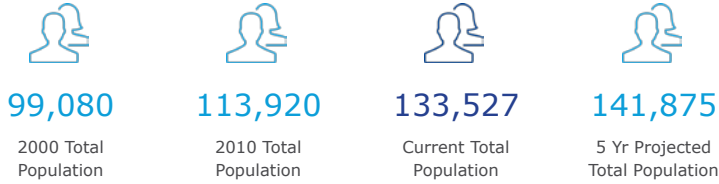
5 Mile Radius Demographics

Population Trend

Median Household Income

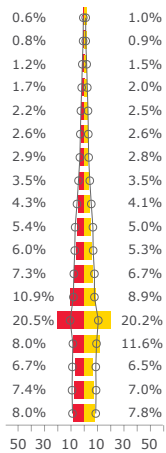
Average Household Income

Per Capita Income



Current Age Pyramid

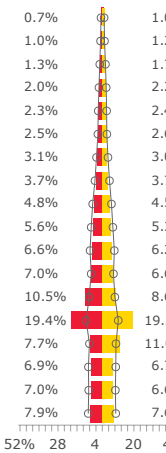
5 Yr Projected Age Pyramid



The largest group: **2024 Males Age 20-24 (%)**

The smallest group: **2024 Males Age 85+ (%)**

Dots show comparison to 49049 (Utah County)

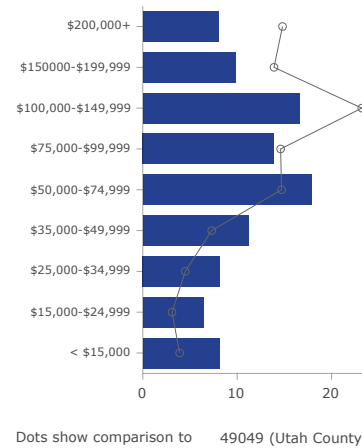


The largest group: **2029 Males Age 20-24**

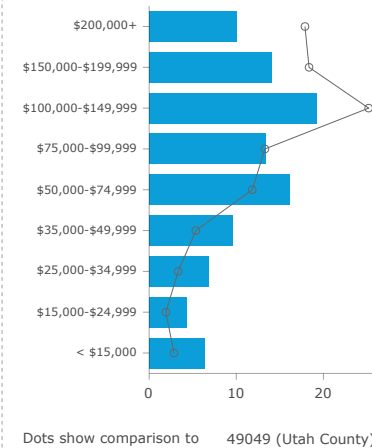
The smallest group: **2029 Males Age 85+**

Dots show comparison to 49049 (Utah County)

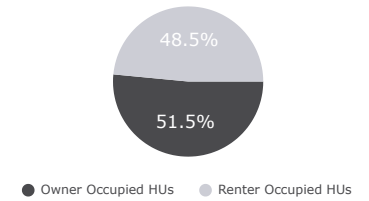
Current HH By Income



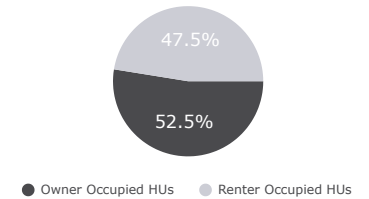
5 Yr Projected HH By Income



Current Housing By Ownership



5 Yr Projected Housing By Ownership



Race and ethnicity

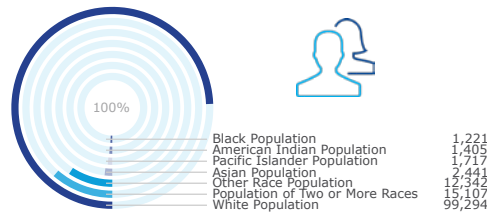
The largest group: White Alone (74.36)

The smallest group: Black Alone (0.91)

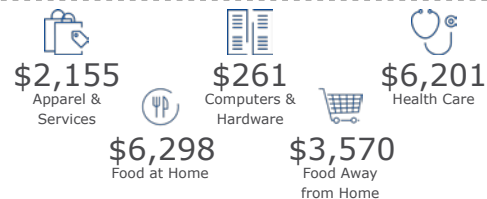
Indicator	Value	Difference
White Alone	74.36	-5.49
Black Alone	0.91	+0.14
American Indian/Alaska Native Alone	1.05	+0.33
Asian Alone	1.83	+0.04
Pacific Islander Alone	1.29	+0.20
Other Race	9.24	+3.23
Two or More Races	11.31	+1.54
Hispanic Origin (Any Race)	20.22	+5.58

Bars show deviation from 49049 (Utah County)

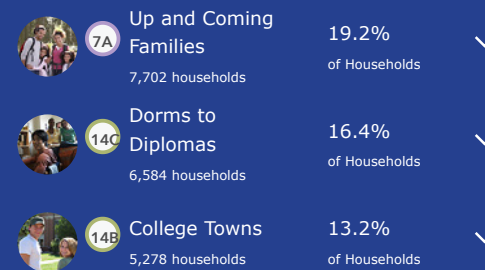
Current Year Population By Race



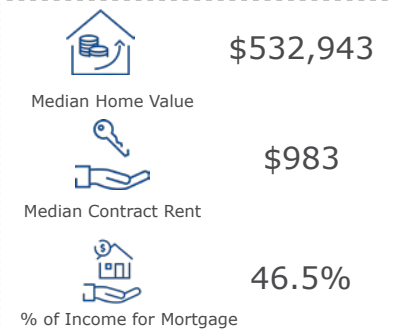
Current Annual Household Spending



Tapestry segments



Current Year Housing Stats



1375 Mountain Springs Pkwy, Springville, Utah, 84663
5 mile radius

Population, Income & Housing Trends



Utah Economy



Utah is a
**Young & High-Growth
State**

One of the Fastest
Growing States in the U.S.

20.7%

Population Increase
2010-2020

(ESRI BAO)

Median Age of

30.9

The Youngest State in
the U.S. by Median Age

(ESRI BAO)

There Are More Than

571k

More People in Utah
Than There Were in 2010

(ESRI BAO)



The
**Economic Conditions
in Utah are Great**

Ranked

2nd

Best State for
Overall Economy

(U.S. News: Best States Ranking)

Utah Named

#2

Best State for
Business in 2018

(Forbes)

Ranked

4th

Best State for
Venture Capital

(U.S. News: Best States Ranking)



Utah Boasts a Highly
**Educated & Skilled
Workforce**

More Than

35

Higher Education
Institutions in Utah

(National Database of Scholarships)

48%

of Utahns Have
Obtained Postsecondary
Certificates or Degrees

(Utah.gov)

Over

79k

Degrees Awarded
in 2017

(DataUSA.io)



Opportunities for
**Jobs & Careers
in Utah are Plentiful**

Among the Top State
in the U.S for Job Growth

3.6%

Utah's Job Growth Rate
July 2018-July 2019

(U.S. Bureau of Labor Statistics)

Utah is Experiencing
Overwhelming Job Growth in
**Construction,
Financial, Health
& Technology**

Sectors

(Utah.gov)

About

54.5k

Jobs Were Added to
Utah's Economy from
July 2018-July 2019

(U.S. Bureau of Labor Statistics)



Utah Contains a
**Multilingual
Population**

Over

120

Languages
Spoken in Utah

(Desert News)

About

15%

of Utah Residents speak
a Language Other Than
English at Home

(The Salt Lake Tribune)

More Than

246k

Spanish Speakers

(U.S. Census Bureau)

State of Utah



#1 Best State & Best Economy

Utah ranked the nation's best economy and No. 1 overall
U.S. News & World Report — April 2023



#1 Best State to Start a Business

Utah is the No. 1 best state to start a business
WalletHub — January 2023



#1 Best State for GDP Growth

Utah No. 1 for GDP Growth (2021)
Forbes — August 2021



#1 Best Economic Outlook

Utah ranked No. 1 for the 14th year in a row
Rich States Poor States — April 2023



2.9%

Unemployment rate



3.5M

Population



1.1M

Households



CONTACT US

Brandon Fugal

+1 801 947 8300
brandon.fugal@colliers.com

Josh Smith

+1 801 947 8300
josh.smith@colliers.com

Angela Kroneberger

+1 801 947 8300
angela.kroneberger@colliers.com

Colliers

6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved.

