

INVESTMENT

HIGH-QUALITY OFFICE/PRODUCTION SPACE

1275 SOUTH 1600 WEST | OREM UT



LISTING AGENT

Matthew Sandberg

801-205-1523

msandberg@outlook.com

CR | CHAPMAN
RICHARDS
& Associates

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INVESTMENT SUMMARY

LISTING PRICE

\$6,000,000

CAP RATE

5.5%

NOI

\$330,100.56

TENANT TRADE NAME	Flex Technologies, LLC	RENTAL INCREASES	2%
RENT COMMENCEMENT	December 15, 2023	FIRST RIGHT OF REFUSAL	N/A
LEASE EXPIRATION	December 15, 2028	PROPERTY TAXES	Tenant Responsibility
LEASE TYPE	NNN	INSURANCE	Tenant Responsibility
LEASE TERM	38 Months	UTILITIES	Tenant Responsibility
LEASE TERM REMAINING	38 Months	MAINTENANCE	Tenant Responsibility
MONTHLY RENT	\$27,508.38		

OPTIONS AND ESCALATIONS

LEASE TERM	START	EXPIRATION	MONTHLY RENT	ANNUAL RENT	% INCREASE
INITIAL TERM	12/15/23	12/15/24	\$26,969.00	\$323,628.00	2%
INITIAL TERM	12/16/24	12/15/25	\$27,508.38	\$330,100.56	2%
INITIAL TERM	12/16/25	12/15/26	\$28,058.55	\$336,702.60	2%
INITIAL TERM	12/16/26	12/15/27	\$28,619.72	\$343,436.64	2%
INITIAL TERM	12/16/27	12/15/28	\$29,192.11	\$350,305.32	2%

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PROPERTY SUMMARY

- Single Tenant Investment
- 25,864 sq ft
- 2 Acre Site
- Upgraded Power Capacity
- 5.5% Cap Rate
- Strong Credit

LOCATION



LAND OVERVIEW

TAX ID NUMBER	ACRES	SQUARE FEET
48-148-0003	2.00	87,120

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All information is deemed reliable, but is not guaranteed and should be independently verified.

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TENANT PROFILE

Flex Technologies, LLC has been in this location for over 20 years. They were acquired by Kala Packaging, which in turn was acquired by Fortis Solutions Group. They specialize in digital printing of custom labels and flexible packing and provide packaging for multiple markets including food and the healthcare industries.



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