

FOR SALE
36,130 SF

6.7 CAP
CREDIT TENANT
CPI INCREASES



INDUSTRIAL-OFFICE FLEX

4074 SOUTH 1900 WEST
ROY, UT 84067

Ilya Klein
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Ilya@KCommercial.com

UTHNEW, LLC

FINANCIAL SUMMARY

OFFERING PRICE	\$6,600,000
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LEASABLE AREA	36,130 SF
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PRICE PER SF	\$183
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NOI	\$435,644
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CAP RATE	6.7%
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LOT SIZE	2.65 Acres
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ZONING	BP - Industrial, Warehousing, Retail, Office, Others
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TENANT'S CREDIT RATING	BBB (Fitch on 8/31/2023)
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UT HNEW, LLC

TENANT OVERVIEW



OSHKOSH™



An Oshkosh Corporation Company

Oshkosh Corporation is an industrial technology company and manufacturer of purpose-built vehicles and equipment for the access, defense, fire & emergency, refuse collection and concrete placement markets. Oshkosh maintains a strong track record of delivering shareholder value through thoughtful management, smart supply chain, materials integration and a commitment to cross-portfolio innovation. Our market-leading brands develop a wide range of products to serve a diverse group of industries, allowing us to leverage innovations and efficiencies across the enterprise.

Oshkosh Corporation continues to progress toward our long-term goals, positioning the company for growth in both revenue and operating margin. Our advanced technological capabilities align to a number of megatrends including climate change, the productivity imperative and the digital future. We have introduced innovative electric vehicles, autonomous functionality and intelligent products in nearly all of our end markets to enhance efficiency and improve safety. We will continue to strategically deploy capital to expand into adjacencies, prudently invest in capacity and automation in our factories, fund innovation valued by our customers and return capital to shareholders.

In 2022, we delivered revenue of \$8.3 billion, leading to adjusted operating income of \$384.6 million and adjusted diluted earnings per share of \$3.46. Strong demand for our industry-leading products led to a record consolidated backlog of \$14.1 billion at the end of 2022.

FRONTLINE
TRANSMISSIONS

Integrated
communication &
broadcast vehicles



Field service
vehicles & truck-
mounted cranes

JERR-DAN

Towing & recovery
vehicles

JLG

Mobile elevating
work platforms,
telehandlers & low-
level access
solutions

HINOWA

Compact crawler
booms & tracked
equipment

MAXIMETAL

Fire apparatus &
utility vehicles

McNeilus

Refuse collection
vehicles



Aircraft rescue &
firefighting vehicles



Purpose-built
vehicles, technology
solutions & mobility
systems



Custom fire
apparatus



Mobility systems,
engineering &
product
development



Front discharge
concrete mixers

FISCAL 2024 FOURTH QUARTER RESULTS

Reports Sales of \$2.47 Billion, up 12 Percent

Reports Strong Orders Leading to Backlog of \$16.8 Billion

Reports Fourth Quarter Diluted Earnings per share of \$2.28 and Adjusted Earnings
per Share of \$2.56

Announces 12 Percent Increase in Quarterly Cash Dividend to \$0.46 Per Share

Initiates 2024 Earnings per Share Guidance in the Range of \$9.45 and Adjusted

Earnings per Share Guidance in the Range of \$10.25

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UTAHNEW, LLC

LEASE OVERVIEW

TENANT	SF	TYPE OF LEASE	MONTHLY BASE RENT	BASE RENT + CAM	LEASE INITIATION	LEASE EXPIRATION	ANNUAL ESCALATION	RENEWAL OPTION	CORPORATE GUARANTY
JBT AEROTECH CORPORATION (a subsidiary of Oshkosh Corporation)	36,130	NNN	\$36,840.20* \$37,945.42* \$39,083.78*	\$45,425.31	07/01/25 07/01/26 07/01/27	06/30/26 06/30/27 06/30/28	greater of 3% or CPI	(2) 3yr option at FMV	Yes, Oshkosh Corporation
			* rent may be higher if CPI is greater than 3%						



Expenses (2025 Estimates)

Real Estate Taxes	\$28,871
Insurance	\$10,948
Golden Spike Tech. Park HOA	\$18,493
Repairs & Maintenance	\$7,821
Roof Depreciation/Reserve	\$10,237
HVAC Depreciation/Reserve	\$9,250
Management Fee	\$17,401
Total Expenses	\$103,021
Expenses/SF	\$2.85

ANNUALIZED OPERATING DATA

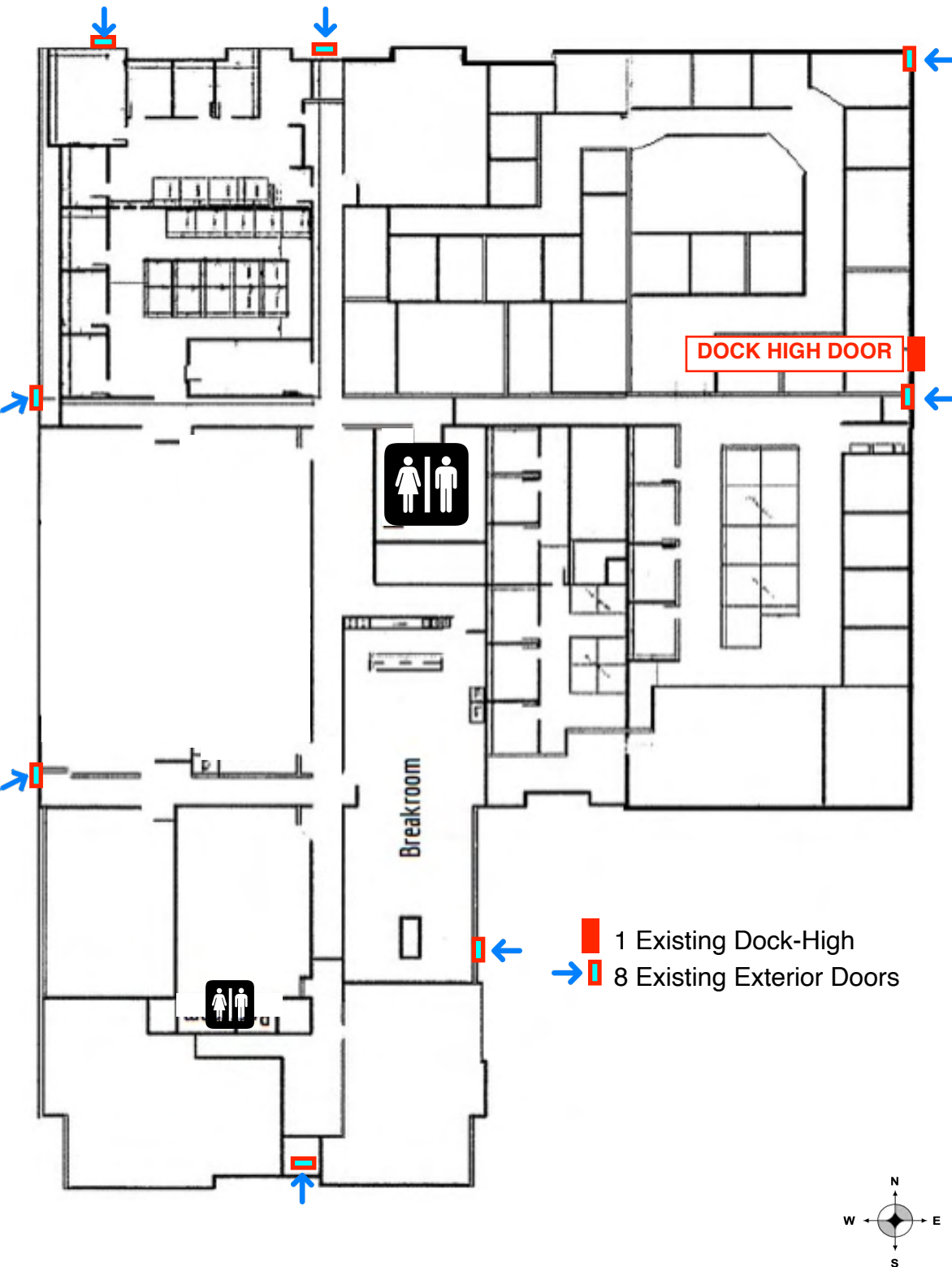
YEAR 1

Income

Scheduled Base Rental Revenue	\$435,644
Expense Reimbursements	\$103,021
Gross Effective Income	\$538,666
Total Operating Expenses	(\$103,021)
Net Operating Income	\$435,644







- 36,130 SF

- 2.65 Acres Lot

- 13' Clear Height

- 1 Dock High Door

- LED Lighting

- Fully Fire Sprinklered

- Next to Ogden Airport

- Ample Parking





DEMOGRAPHICS

POPULATION

1 MILE

3 MILE

7,671

78,434

HOUSEHOLDS

1 MILE

3 MILE

2,893

27,209

MEDIAN AGE

1 MILE

3 MILE

35.40

33.80

MEDIAN HH INCOME

1 MILE

3 MILE

\$67,646

\$69,675

POPULATION GROWTH '23-'28

1 MILE

3 MILE

↑3.35%

↑4.72%

HOUSEHOLD GROWTH '23-'28

1 MILE

3 MILE

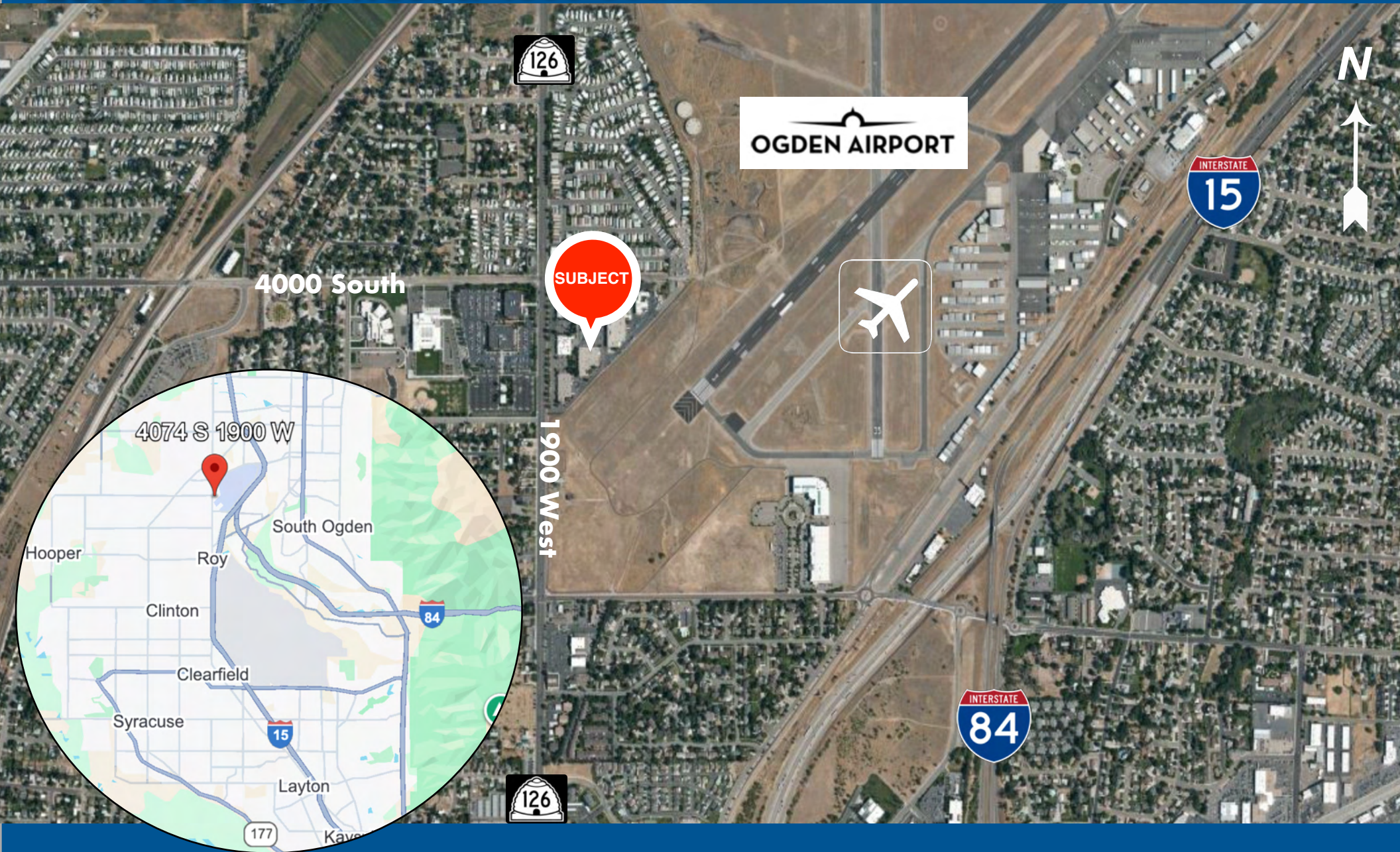
↑3.46%

↑5.05%

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UT HNEW, LLC

LOCATION 1900 West & 4000 South



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