



Subject Property



\$2,500,000

PRICING



8.50%

CAP RATE

Mission-Critical Facility

Serves Five Counties in the Color Country District

Synergistic Adjacent GSA Properties

GSA's Interagency Fire Station & U.S. Forest Service

United States Government / AA+ Credit

Leased Through the GSA

Well-Maintained Property

Several Recent Capital Improvements

Build-to-Suit/Long-Term Stability/Low Rents

48-Year Operating History & Recent 5-Year Extension

Central Utah's De Facto Regional Capital

Largest City for 100+ Miles in Any Direction

[CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM](#)



POINT OF CONTACT 

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