

MALOUF CO BUILDING

1525 W 2960 S | Nibley UT 84321



For Sale: \$35,000,000.000

PROPERTY HIGHLIGHTS

- Year Built: 2015
- 20.85 Acres with Additional Land Available
- 280,359 Total Sq/Ft
- Approx 110,000 Sq/Ft of Office
- 169,000 Sq/Ft of Warehouse
- Full Indoor Basketball Court
- Complete Indoor Gym and Locker Rooms
- Commercial Kitchen

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INTERSTATE COMMERCIAL
— PROPERTIES —

COMMERCIAL REAL ESTATE SERVICES

INTERSTATECP.COM

03-016-0011
File No. D0344615.AXF
(Malouf Fine Liners)

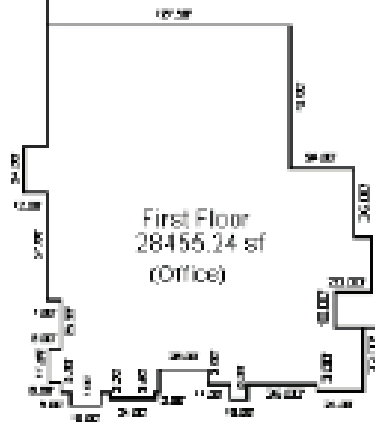


480.00'

400.00'



Sketch by Apex Nth

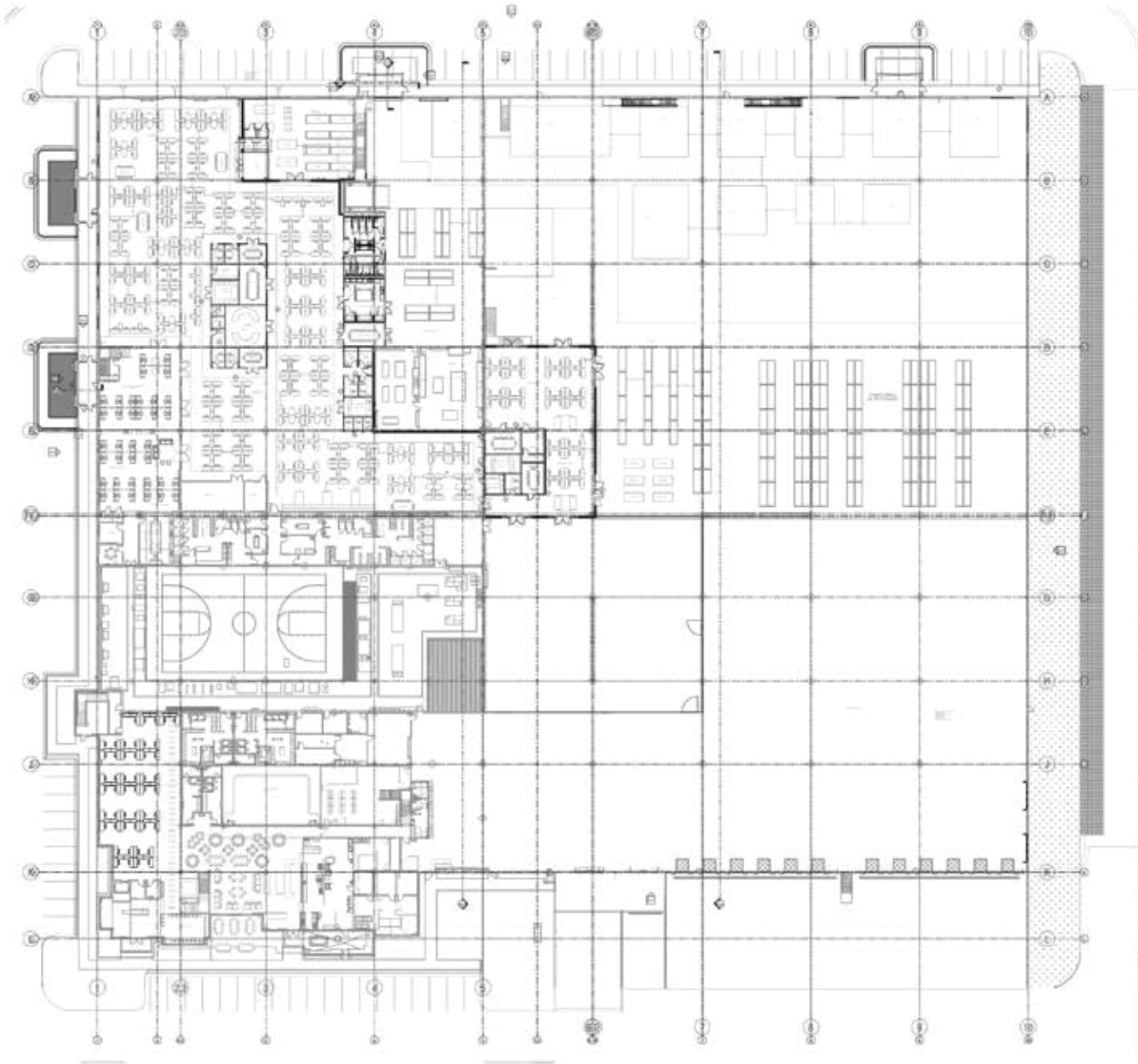


First Floor
189,109.04 sf
(Distribution Warehouse)

- Year Built 2015
- 32' Wall Height
- Radiant Space Heaters
- Big Ass Fans
- Sprinklers (FSR System)

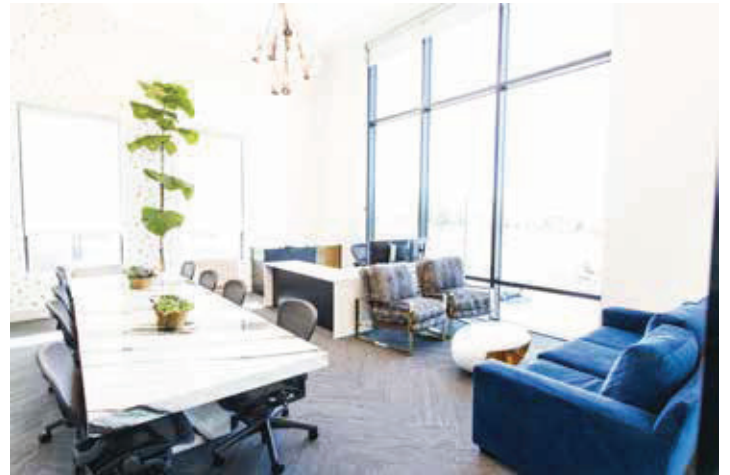
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The Logan metropolitan area has been named the second-best performing small city in the United States by the 2021 Milken Institute Best Performing Cities (BPC) analysis.

The community was recognized for its economic vitality by the annual report, which emphasizes jobs, wages, and high-tech growth while incorporating housing affordability and household broadband access. The Milken Institute credited Logan's sustained job and wage growth through the duration of the pandemic and the city's diversified and high-tech industrial base.

"We are fortunate to live in a community with a low unemployment rate, a competitive labor force, and a diverse economy not anchored to one industry," said Logan Mayor Holly Daines. "While we recognize that not all have been insulated from the effects of the COVID-19 pandemic, Logan residents and businesses have continued to enjoy a unique quality of life not seen in other communities."

While other universities in the nation reported furloughs and layoffs in 2020, Utah State University, the community's top employer, did not lay off any employees due to the pandemic. The university also welcomed its largest new class to the Logan campus in the fall and reported overall steady enrollment numbers, which contributed to maintaining a strong local economy.

"We are privileged to live in a great community that enjoys a strong, resilient and robust economy," said USU President Noelle E. Cockett. "We also recognize the impact Utah State University's enrollment and employment has on Cache Valley and are pleased to see that reflected in the Milken Institute's report. As part of our mission as a land-grant university, USU prioritizes its partnerships with local communities, and we strive to support economic development however possible."

The city ranked fifth overall in the number of high-tech industries that call Logan home, including pharmaceutical and medical equipment manufacturing. These industries have helped Logan sustain the local economy.

"These prominent medical industries have sustained the local economy through an otherwise difficult 2020," the report reads. "Notably, Logan is one of the few metros in both our large and small cities with positive short-term job growth."

Logan's 2021 ranking is one spot better than the 2020 ranking, keeping Logan as a Tier 1 city in the 201 small cities that were scored. Logan is one of just 13 small cities to earn the Tier 1 ranking.

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