

PHOTOS



NEW VISTA

3715 South Tracy Hall Parkway | Provo, Utah

SUMMARY

New Vista 1 is a state-of-the-art Class A industrial facility located at the nexus of regional distribution networks and employment nodes. Built in 2021 as a built-to-suit for a manufacturing tenant that has never taken full occupancy, the property offers abundant power (6,000 amps / 480 volts), ample parking (314 stalls), 31' -clear and fully climate-controlled warehouse, upgraded interior finishes/office space, and fully equipped dock packages ready for turn-key occupancy.

New Vista 1 has convenient access to regional distribution networks via I-15 (2.3 miles / 5 minutes) and Hwy 89/6 (0.6 miles / 2 minutes) that connects to I-70.

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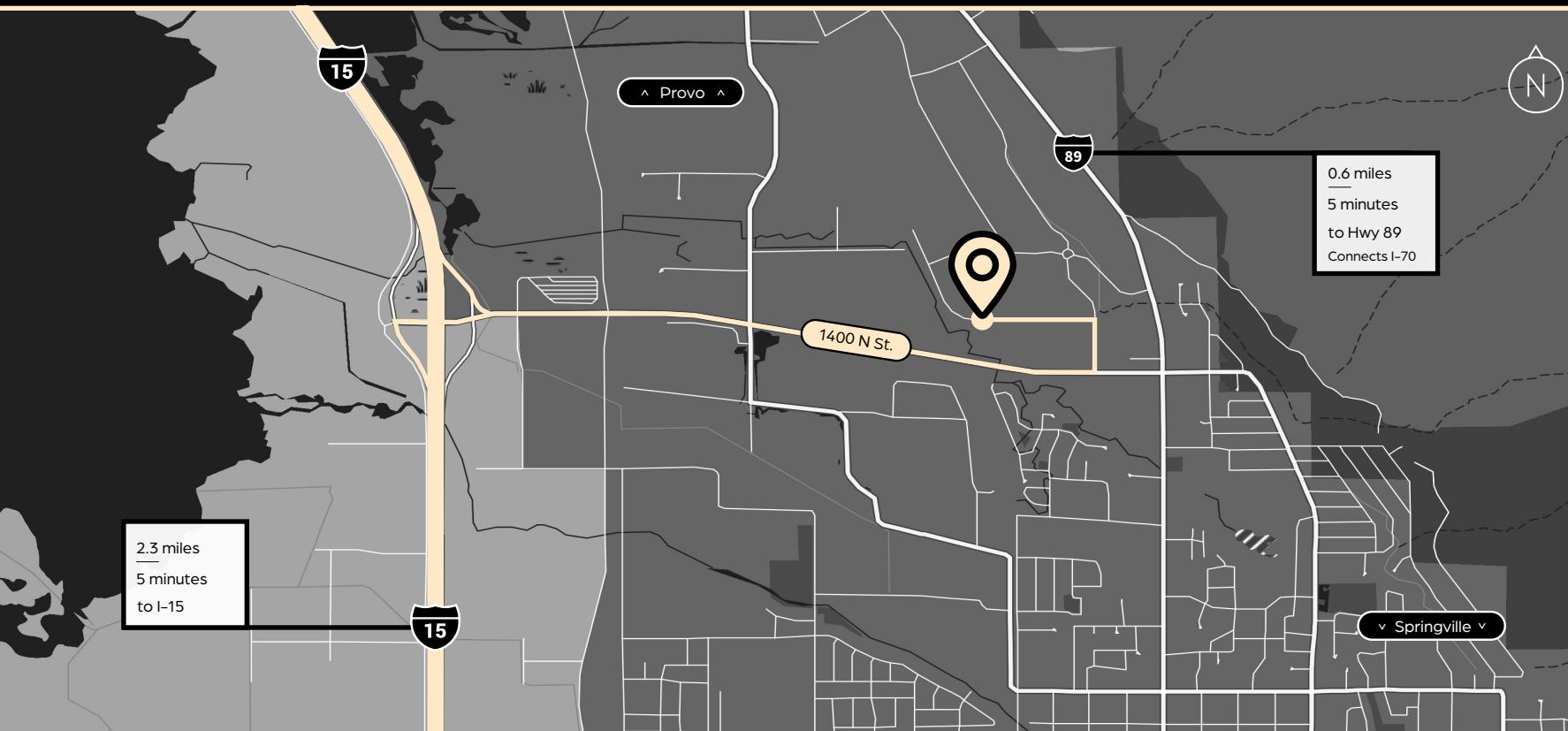


SITE PLAN



PROPERTY HIGHLIGHTS

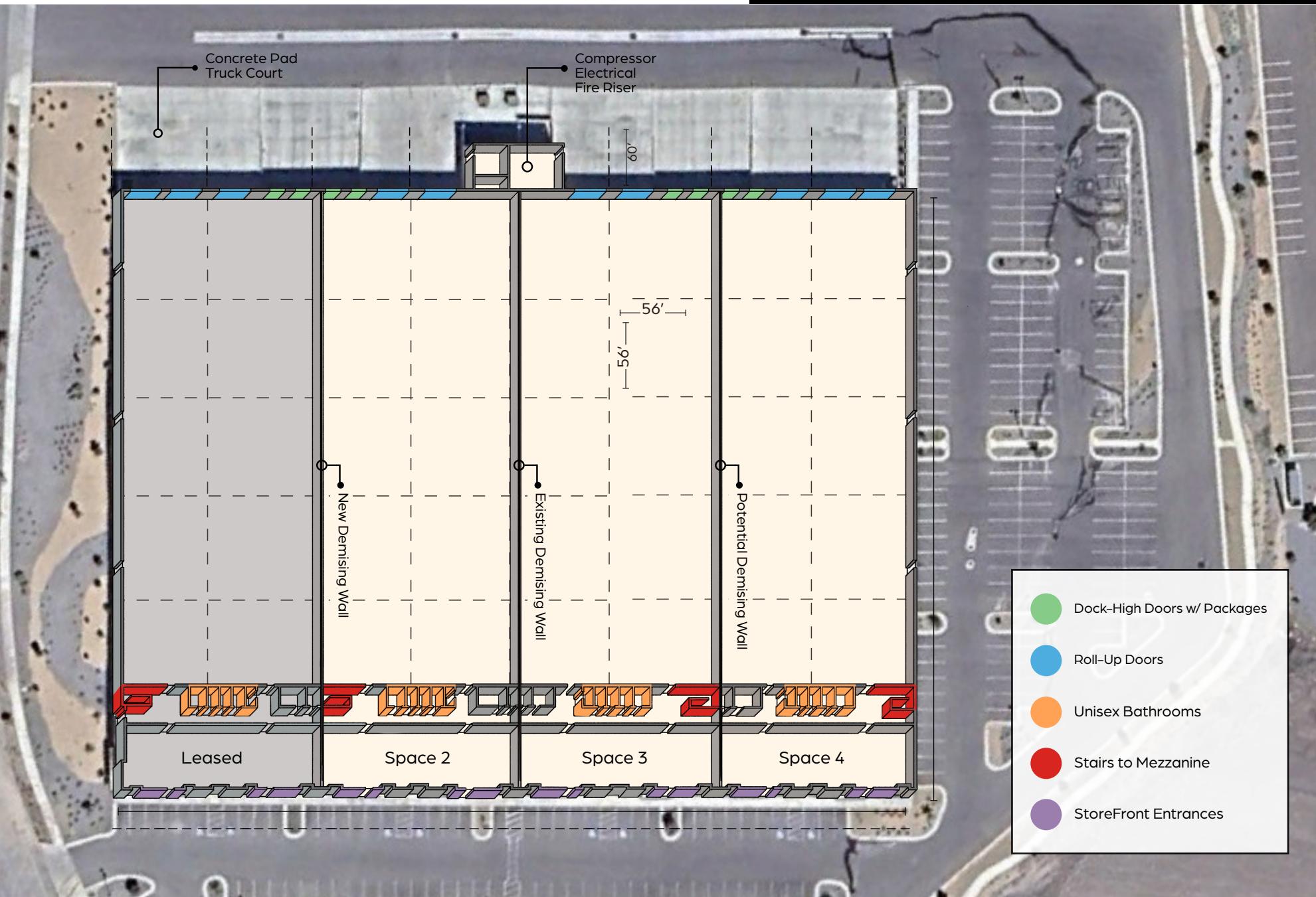
- Fully Climate Controlled Space
- Structured Steel and Concrete Mezzanine
- Insulated Concrete Panel Construction
- 5,000K LED Warehouse Lighting Fixtures
- Electronic Door Locks
- ESFR Fire Sprinklers
- 120' Truck Court
- Floor Drains in West Side of Building
- Fully Equipped Dock Packages
- Office Demised with Pantries and Bathrooms
- 8 Glass Storefronts



BUILDING 1



3715 South Tracy Hall Parkway | Provo, Utah

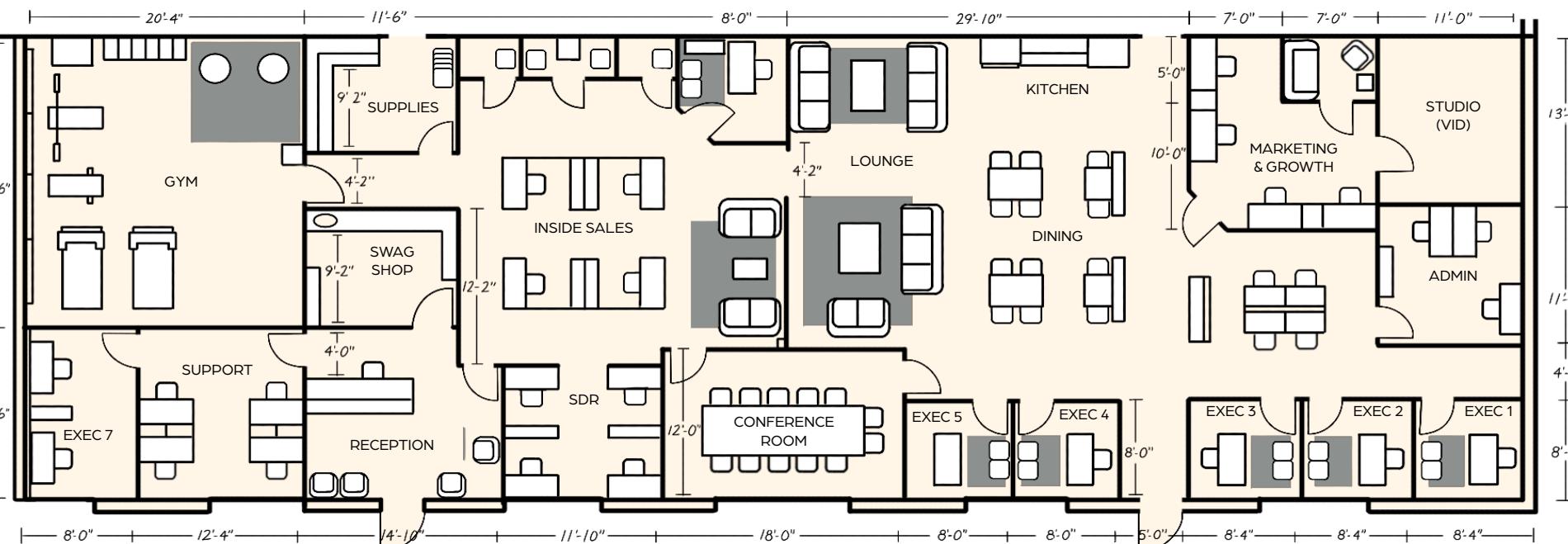


BUILDING SPECS

| | | | |
|------------------------|-------------|----------------|------------------------------|
| Total Building Size | 177,072 SF | Clear Height | 31' |
| Total Office/Mezz Area | 25,088 SF | Parking Stalls | 314 |
| Available SF | 132,683 SF | Dock Doors | 8 |
| Minimal Divisibility | 44,268 SF | Grade Doors | 9 |
| Building Dimensions | 448' x 336' | Power | 3 phase/480/277V 6,000amp |
| Property Size | 9.83 Acres | Column Spacing | 56' x 56' |

BUILDING FEATURES

SPACE 4 OFFICE FLOOR PLANS



LOCATION MAPS



LAH COUNTY

ERS

Utah County has experienced tremendous economic growth in recent years, primarily in the form of population and employment growth, as a plethora of new and existing businesses are choosing to setup shop in the county to capitalize on Utah County's business friendly environment and relatively low cost of doing business. Over the next 10 years, Utah County is projected to add over 100,000 new residents, which will increase its share of total state population from 17% to nearly one quarter (24%) of all residents. This is an increase of 185%, the highest growth rate among all counties. One in three of the state's new jobs is projected to be created in Utah County.

growth in Utah County has increased more than 2010, as people are drawn to the area by employment opportunity. Utah County is projected to have the largest numeric population increase in the state over the 50-year projection period by adding 100,000 new residents to reach 1,600,000 by 2065. Employment has bolstered Utah County's industrial market in recent years, particularly for logistics properties, with the signing of numerous large leases such as Amazon's 30,000 SF facility, Facebook's 970,000 SF data center, Vistas' 150,000 SF lease, Young Living's 90,000 SF lease, and Granny B's Cookies 56,000 SF lease.



PROVO OVERVIEW



PROVO-OREM AREA

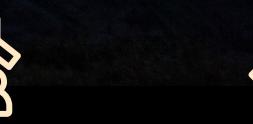
Provo, Utah, stands out as a growing city with a strong business environment, making it an attractive location for companies looking to expand. As of 2024, Provo marked a population of approximately 112,756 residents.

The city is part of the Provo-Orem metro area, which has seen a 2.26% increase in population from the previous year, reaching around 859,000 people. This growth is a testament to Provo's appeal and potential for future businesses.

Provo-Orem, as well as its neighboring cities, have benefited from the tech sector's outmigration from the expensive West Coast. It is a relatively new innovation center but comes with unparalleled lifestyle and amenities in the mountain region. With significantly lower costs than Silicon Valley, Provo-Orem has attracted such tech giants as Qualtrics, Vivint, and SmartCitizen.



171,630
Total Population



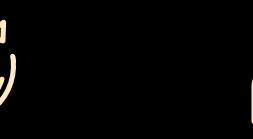
3.03
Household Size



52,785
Households



24.9
Median Age



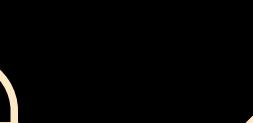
5,493
Total Businesses



94,079
Total Employees



71%
White Collar



15%
Blue Collar



14%
Services



BRIGHAM YOUNG UNIVERSITY

Nestled in Provo, Utah, Brigham Young University (BYU) is not only renowned for its vibrant football program but also for its distinguished academic offerings and diverse array of sports teams. With a sprawling campus and a student body exceeding 33,000, BYU places a strong emphasis on academic and moral development, boasting top-tier programs in business, engineering, and the arts. The university's commitment to holistic education extends beyond the football field, providing students with innovative learning opportunities, impactful research initiatives, and a supportive academic environment that fosters intellectual growth.



BYU
NOORDA COLLEGE
of OSTEOPATHIC MEDICINE



**MOUNTAINLAND
TECHNICAL COLLEGE**



UTAH VALLEY UNIVERSITY

Against the stunning backdrop of the Wasatch Mountains, Utah Valley University (UVU) offers a distinctive blend of academic excellence and a burgeoning sports culture. With a diverse student body exceeding 41,000, UVU stands as a beacon of higher education in the region, fostering innovation and community engagement. The UVU Wolverines' athletic program, including standout teams in basketball, soccer, and other sports, contributes to the vibrant campus atmosphere. The on-campus UCCU Center, accommodating over 8,500 spectators, transforms into a lively arena during Wolverines' games, creating an electric environment that mirrors the university's commitment to both academic and athletic achievement.

UTAH

CROSSROADS OF THE WEST

STRATEGIC LOGISTICAL HUB

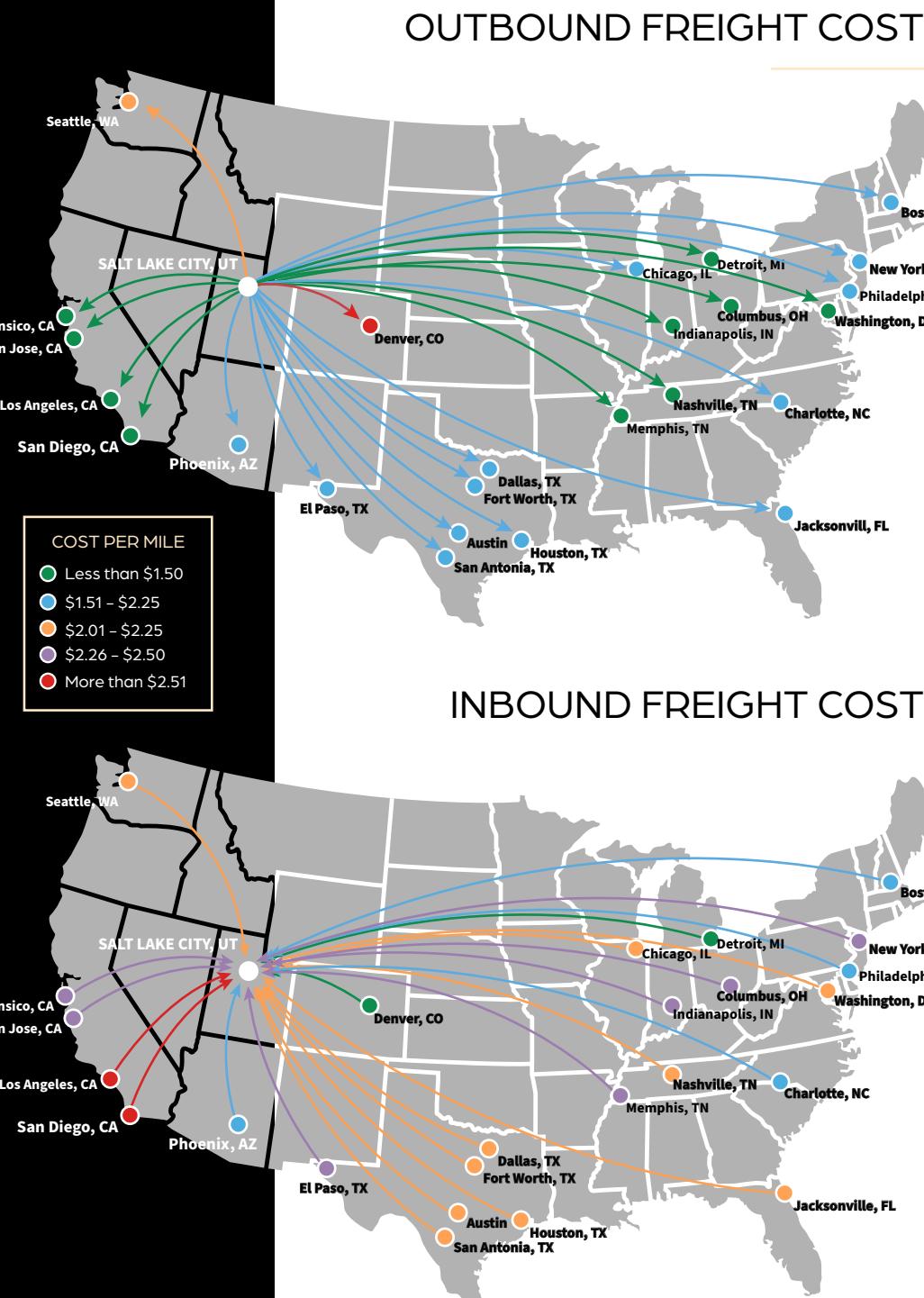
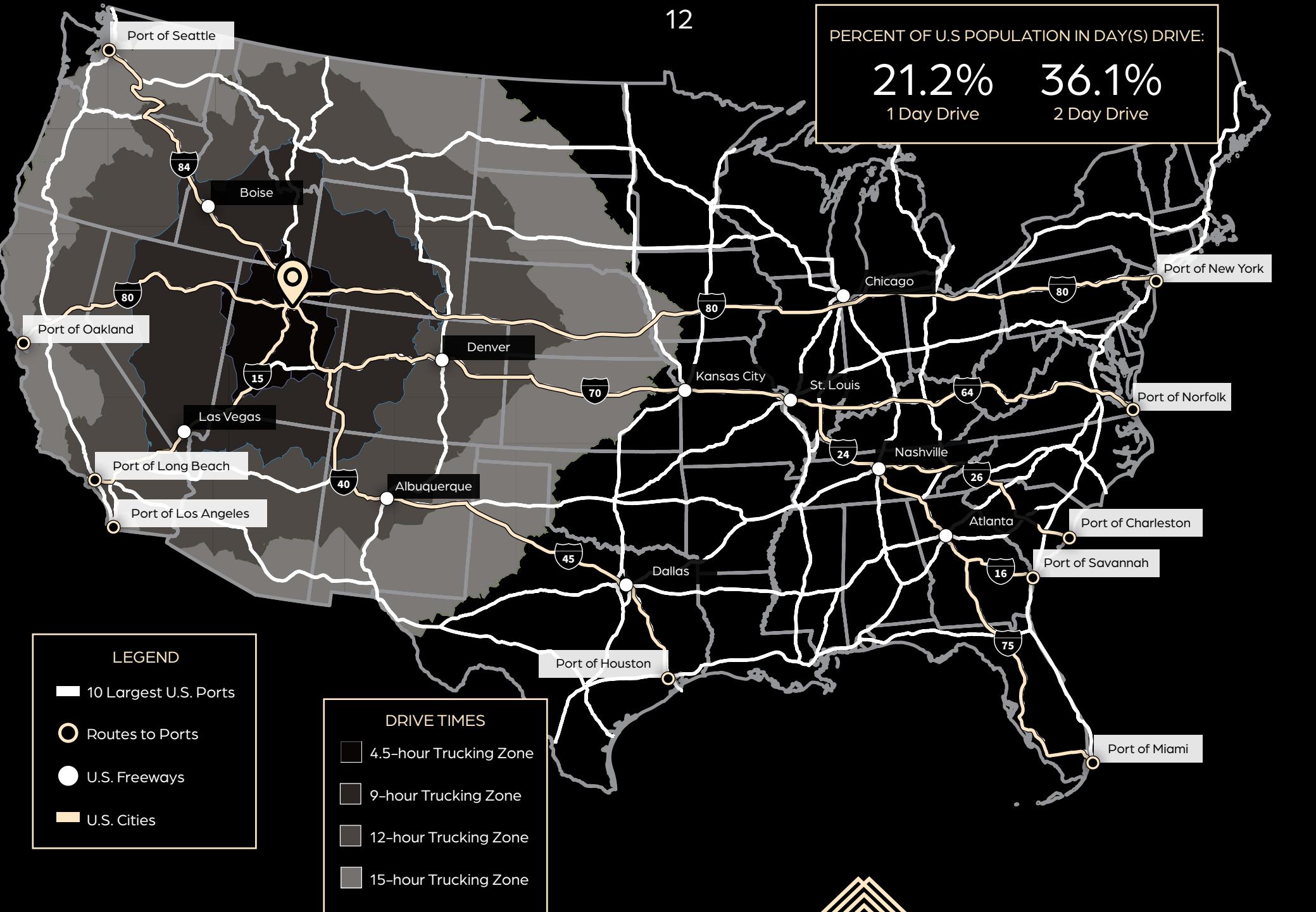
Aptly nicknamed "The Crossroads of the West," Utah is strategically located in the center of the Western United States, with major interstate, rail, and airport connections. Utah is connected to and serves as a key logistics relief valve for Western U.S. ports, as evidenced by the recently-announced Inland Port spanning 16,000 acres in Salt Lake City's North West quadrant. The state's proximity to I-80, I-84 and I-70 (for east/west access) and I-15 (for north/south access) provides compelling regional accessibility.

HIGHLIGHTS

Both the LA and Long Beach ports are within an 11-hour drive of New Vista Building 1.

80 Percent of Utah's international containers come through California ports.

36 percent of Utah's GDP and incomes are dependant on the logistics system.



OPERATING & EMPLOYMENT COST COMPARISONS

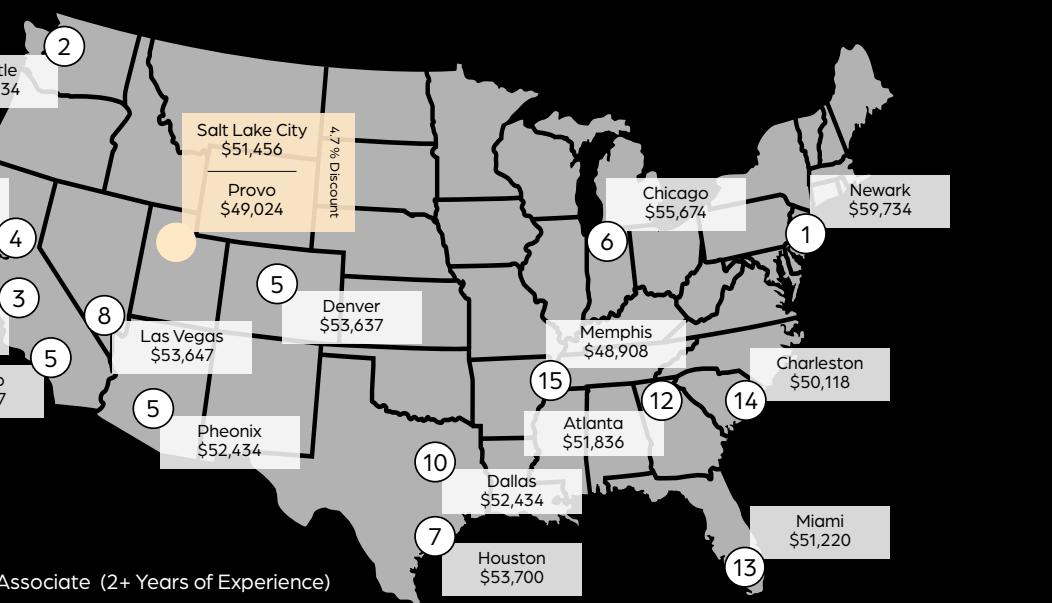
The greater Salt Lake City Area is competitive in all the cost metrics that impact businesses, including lower energy, tax, and wage rate than its peer markets.

Utah's Existing and Growing Manufacturing Base
Leverages its Central Location, Pro-Business Environment,
and Abundant Employment Base

RSMeans, CoStar, US Energy Information Administration, Tax Foundation, JobsEQ, BLS

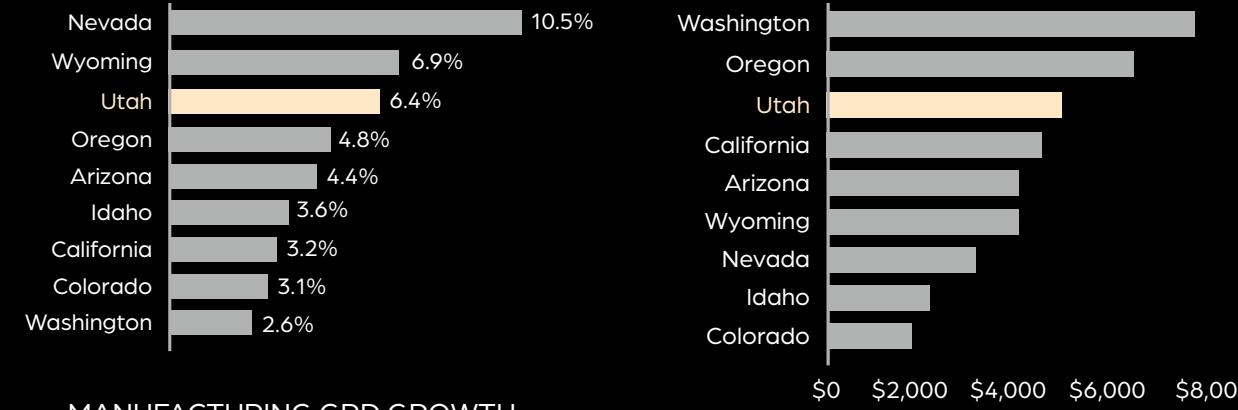
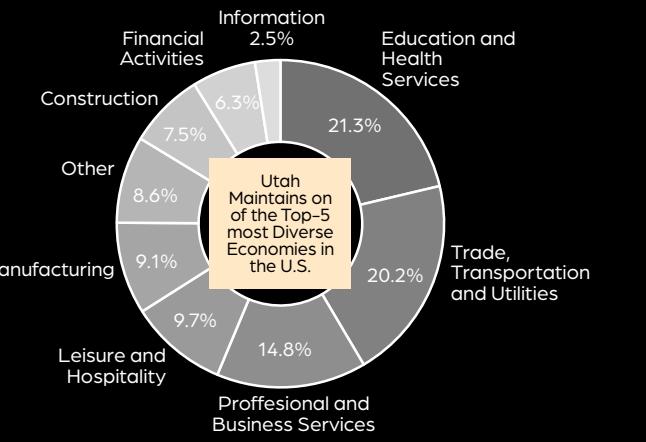
| OPERATING COST | SALT LAKE CITY | AUSTIN | DENVER | RENO | SAN FRANCISCO | SEATTLE |
|--------------------------------------------|----------------|-----------|----------|----------|---------------|-----------|
| Office Construction (\$/SF) | \$165.85 | \$154.39 | \$166.64 | \$180.97 | \$214.58 | \$188.90 |
| Industrial Construction (\$/SF) | \$139.21 | \$129.58 | \$139.86 | \$151.89 | \$180.10 | \$158.55 |
| Office Lease (\$/SF/Year) | \$25.60 | \$43.99 | \$29.12 | \$24.18 | \$57.08 | \$38.03 |
| Industrial Lease (\$/SF/Year) | \$10.87 | \$14.24 | \$11.97 | \$9.06 | \$27.34 | \$14.32 |
| Commercial Electricity (cents/kWh) | 8.3 | 8.9 | 11.18 | 11.54 | 21.62 | 10.1 |
| Industrial Electricity (cents/kWh) | 6.93 | 6.4 | 8.36 | 9.59 | 16.84 | 6.29 |
| Commercial Natural Gas (\$/MCF) | 11.9 | 9.36 | 9.69 | 12.29 | 13.51 | 12.06 |
| Industrial Natural Gas (\$/MCF) | \$9.78 | \$2.08 | \$7.21 | \$10.39 | \$11.51 | \$11.54 |
| Corporate Income Tax Rate | 4.85% | GRT* | 4.40% | GRT* | 8.84% | GRT* |
| Average State & Local Sales Tax Rate | 7.19% | 8.20% | 7.78% | 8.23% | 8.82% | 8.86% |
| Property Tax (Collections per Capita) | \$1,209 | \$2,216 | \$1,995 | \$1,153 | \$1,955 | \$1,727 |
| Cost of Living Index | 108.3 | 98.1 | 108.4 | 1.054 | 158.5 | 143.7 |
| Healthcare Innovations Average Annual Wage | \$73,216 | \$80,897 | \$72,023 | \$51,959 | \$171,662 | \$156,129 |
| Manufacturing Average Annual Wage | \$74,571 | \$121,332 | \$86,415 | \$79,370 | \$136,292 | \$102,106 |

DIAN SALARY RATES (28% Benefits)



SUPPLY CHAIN DIVERSIFICATION

The recent onshoring shift to domestic manufacturing positions Utah as both a manufacturing base and intermodal hub for goods moving to and from the West Coast. Manufacturing is Utah's 5th largest industry, representing \$44 billion in GDP(), and has grown by 6.4% per year since 2001(2), nearly twice the national average. (1) Kem C. Gardner Policy Institute (2022), (2) US Census Bureau (2023); Kem C. Gardner Policy Institute (2022)



SHARE OF STATE GDP BY SECTOR

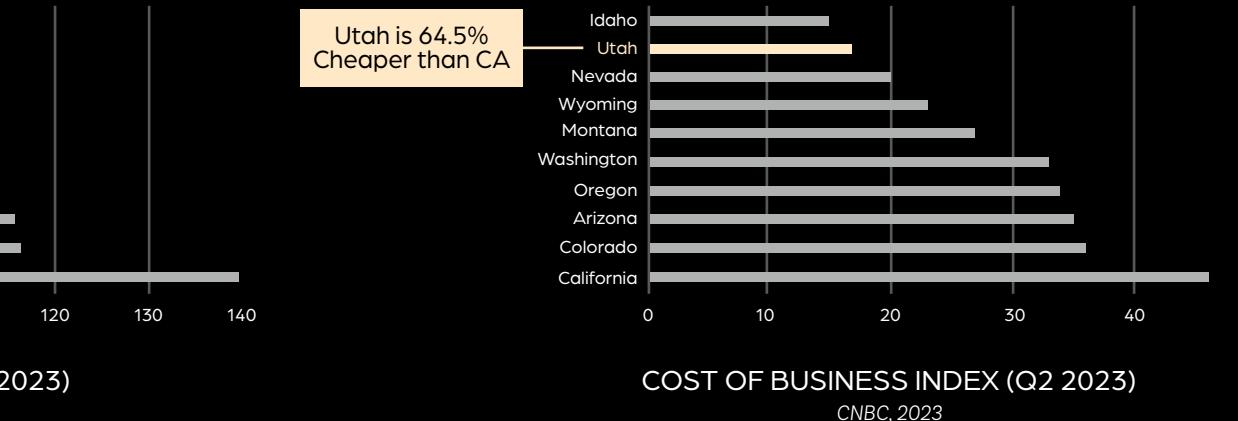
U.S. Bureau of Labor Statistics, 2021

MANUFACTURING GPD GROWTH WESTERN STATES (2001–2023)

US Census Bureau (2023); Kem C. Gardner Policy Institute (



AFFORDABILITY





NEW VISTA

B U I L D I N G 1

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