



# AMERICAN INFRASTRUCTURE INVESTMENT OPPORTUNITY

## INSTITUTIONAL NNN SINGLE TENANT ASSET



### INDUSTRY

Mission-critical facilities supporting mining and manufacturing operations



### RESILIENCE

Credit tenancy supported by long-term lease income

## OFFERING MEMORANDUM



# THE OFFERING

Newmark Mountain West and Colliers are pleased to exclusively present the Sandvik Mining Facility at 1520 W. Silver Street, Elko, Nevada — a newly constructed, build-to-suit industrial asset leased to Sandvik (Nasdaq Stockholm: SAND) and strategically located within one of the most active mining regions in the world.

The Property represents Sandvik's largest mining-focused operation in the United States, serving as a critical service and logistics hub for mining activity throughout Northern Nevada — a region accounting for approximately 70–75% of total U.S. gold production. The 90,772-square-foot Class A facility was delivered in 2025 on 18.75 acres and is purpose-built to support equipment servicing, parts inventory, and operational coordination for many of the world's leading gold producers, including Barrick Gold, Newmont, Integra Resources, First Majestic Silver, Orla Mining, and Ridgeline Minerals.

The investment offers durable, in-place cash flow backed by a 150-year-old global engineering and technology company operating in 130-plus countries with approximately \$11–12 billion in annual revenue. Sandvik's service-driven, recurring-revenue model — combined with rising domestic investment in critical minerals, electrification, and supply chain resilience — positions the facility as embedded infrastructure supporting long-term industrial production rather than a discretionary asset.

## A COMPELLING INVESTMENT THESIS

- Newly constructed, build-to-suit asset with future expansion capability
- 100% leased to Sandvik
- Stabilized NNN investment with long-term leases and contractual rent growth
- Structural demand: domestic resource production
- Purpose-built and operationally critical — high barriers to relocation



# TENANT PROFILE



Sandvik is a global engineering and technology company specializing in equipment, tools, and services for the mining and infrastructure industries. With more than 150 years of operating history and a presence in over 130 countries, the company plays a critical role in supporting mining operations worldwide.

- Equipment supply and replacement
- Maintenance and repair services
- Operational efficiency and productivity

This service-driven model allows Sandvik to remain active across economic cycles, reinforcing **consistent demand for its facilities and operations.**

## KEY TENANT HIGHLIGHTS

- Global leader in mining equipment and services
- Publicly traded company (Nasdaq Stockholm: SAND)
- Lease secured by Standby Letter of Credit from Bank of America
- Recurring revenue model tied to ongoing mining activity
- Critical supplier within the global mining supply chain

## ELKO: STRATEGIC U.S. OPERATING HUB

The Elko facility represents **Sandvik’s largest mining-focused operation in the United States** and serves as a critical hub supporting mining activity throughout Northern Nevada and broader U.S. regions.

The location enables Sandvik to:

- Service nearby mining operations efficiently
- Maintain critical equipment and parts inventory
- Support ongoing field operations with minimal downtime

The Elko facility supports operations for many of the world’s leading gold mining companies operating in the region, including Barrick Gold, Newmont, Integra Resources, First Majestic Silver, Orla Mining, and Ridgeline Minerals.

## POSITIONED FOR LONG-TERM RELEVANCE

As investment in domestic mining continues to expand—driven by increasing demand for critical minerals, electrification, and supply chain resilience—companies like Sandvik are expected to play an increasingly important role in supporting production.

Sandvik’s position within the mining ecosystem, combined with the strategic importance of Northern Nevada, reinforces **long-term operational demand and stability** at the Elko facility.

## CREDIT ENHANCEMENT

The Sandvik lease is further supported by a Standby Letter of Credit issued by Bank of America, N.A., providing landlord with an independent, on-demand source of recourse separate from tenant credit. The SBLC is reviewed and adjusted periodically in accordance with the lease, ensuring credit support remains aligned with the lease obligation over time. This structure offers institutional investors an additional layer of downside protection, reinforcing the durability of in-place cash flow throughout the lease term.

**\$11B+**

Annual Revenue

**130+**

Countries

**150+**

Years Operating

# PROPERTY OVERVIEW



Address	1520 Silver Street, Elko, NV 89801
County	Elko
Class	A
Construction Type	Tilt-up
Primary Type	Industrial
Sub Type	Manufacturing
Property Size	90,772 SF
Warehouse Building	39,127 SF
Outer Bays Building	6,314 SF
Workshop Building	33,993 SF
Workshop Building Office	11,338 SF
Acres	18.75
Loading	Cross, front and side
Grade Level Doors	21
Dock High Doors	3
Year Built	2025
Clear Height	36' - 40'
Indoor Cranes	5
Parking Stalls	70
Zoning	Light Industrial
Low Coverage Ratio	11.11%
Parcel Number	APN: 001-630-100

\* Warehouse expansion currently under construction; tenant-funded. SF above reflects current completed structure.

## PROPERTY DESCRIPTION

The Property is designed to support heavy industrial use, including equipment storage, repair, and service operations. The facility incorporates functional layouts, high-clear industrial space, and supporting office components, allowing for efficient day-to-day operations.

Key design features support:

- Equipment servicing and maintenance
- Parts storage and logistics
- Administrative and operational coordination

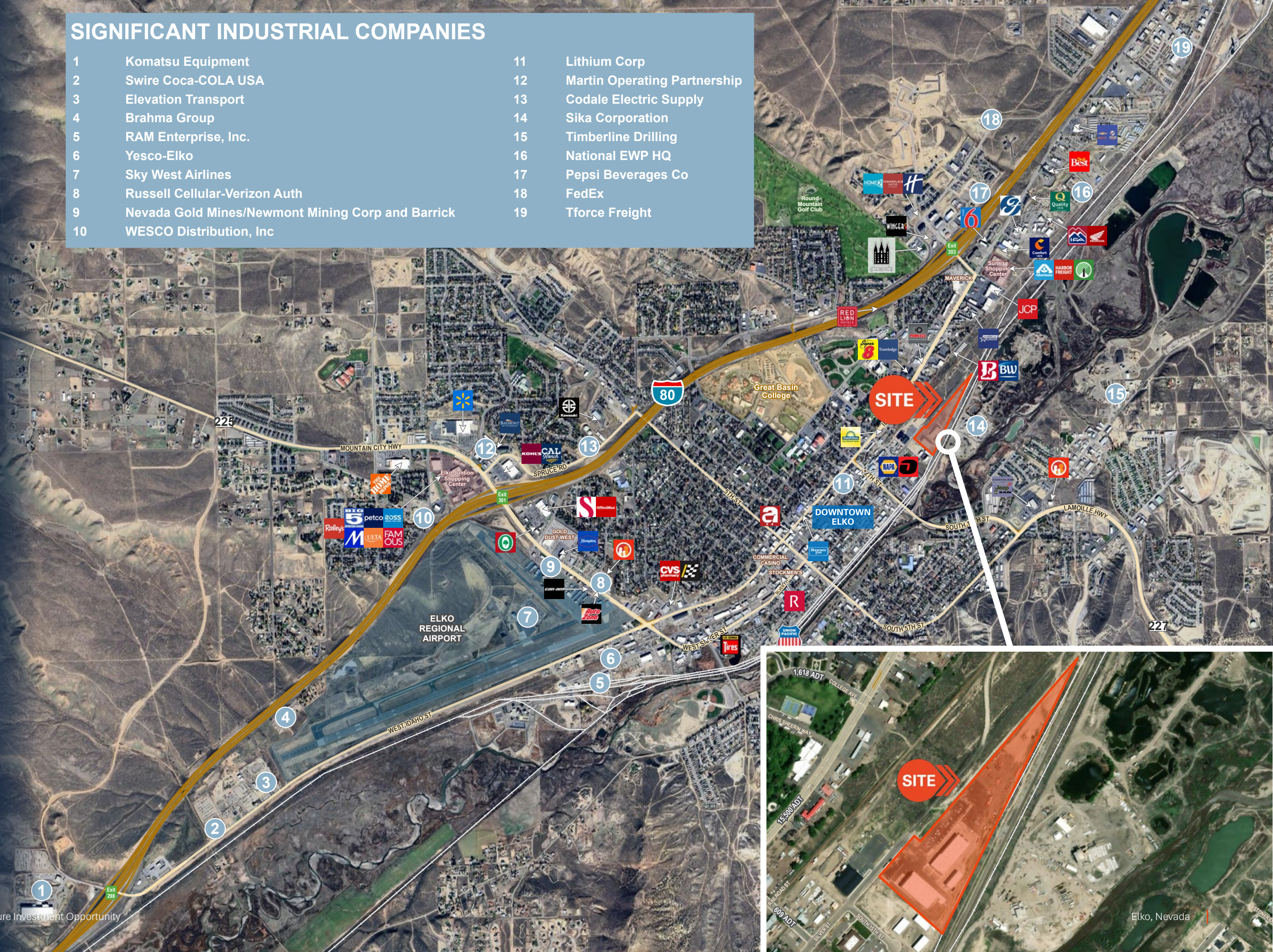
The build-to-suit nature of the asset ensures alignment with Sandvik’s operational requirements, enhancing long-term usability and tenant retention.

The tenant is currently funding and constructing an on-site warehouse expansion, further increasing the facility’s operational capacity and reinforcing long-term commitment to this location.



# SIGNIFICANT INDUSTRIAL COMPANIES

- |    |   |    |                              |
|----|---|----|------------------------------|
| 1  | Komatsu Equipment                                 | 11 | Lithium Corp                 |
| 2  | Swire Coca-COLA USA                               | 12 | Martin Operating Partnership |
| 3  | Elevation Transport                               | 13 | Codale Electric Supply       |
| 4  | Brahma Group                                      | 14 | Sika Corporation             |
| 5  | RAM Enterprise, Inc.                              | 15 | Timberline Drilling          |
| 6  | Yesco-Elko  | 16 | National EWP HQ              |
| 7  | Sky West Airlines                                 | 17 | Pepsi Beverages Co           |
| 8  | Russell Cellular-Verizon Auth                     | 18 | FedEx                        |
| 9  | Nevada Gold Mines/Newmont Mining Corp and Barrick | 19 | Tforce Freight               |
| 10 | WESCO Distribution, Inc                           |    |                              |



# AREA OVERVIEW

## ELKO, NEVADA | NORTHERN NEVADA MINING CORRIDOR

Northern Nevada is widely recognized as one of the most productive and established mining regions in the world, serving as a critical hub for the extraction of gold, lithium, copper, and other strategic minerals essential to global supply chains.

Anchored by a long history of mining operations, the region benefits from **well-developed infrastructure, a highly specialized labor force, and significant ongoing capital investment**, positioning it as a cornerstone of U.S. resource production.

## MACRO DRIVERS: DOMESTIC RESOURCE PRODUCTION

A renewed national focus on **domestic resource production and supply chain resilience** has accelerated investment across the mining sector, particularly in regions like Northern Nevada.

Federal initiatives and private capital are supporting:

- Development of new mining projects
- Expansion of existing operations
- Reopening of previously idled mines

As demand for materials tied to **electrification, energy transition, and advanced manufacturing** continues to increase, the importance of reliable domestic production has become increasingly strategic.



## AREA OVERVIEW (CONTINUED)

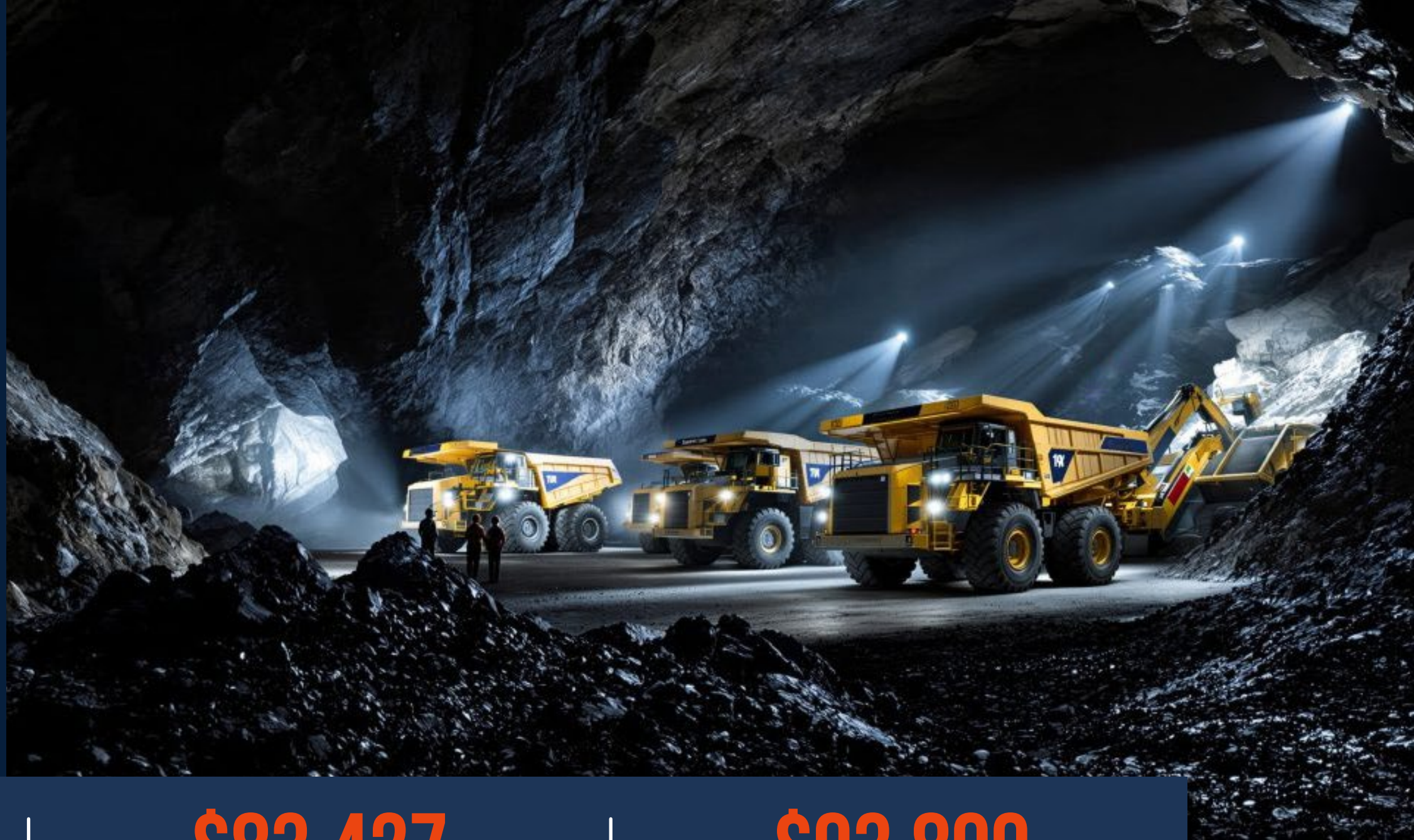
### ELKO: CORE OF A GLOBAL MINING CORRIDOR

Elko is positioned within one of the most active mining corridors in North America and serves as a base of operations for major mining companies and service providers.

The region is characterized by:

- Long-standing mining infrastructure
- A skilled and specialized workforce
- Established logistics and transportation networks
- Proximity to some of the largest gold mines in the world

These factors create **high barriers to entry and limited replicability**, reinforcing Elko's long-term importance within the mining ecosystem.



54,925

County Population

\$83,427

Median HH Income

\$93,809

Median Mining Income

71.4%

Homeownership

3.6%

Unemployment Rate (lowest in Nevada)

35.4

Median Age

Sources: U.S. Census Bureau ACS 2024 | Nevada GOED | County Health Rankings 2025

# FINANCIAL ANALYSIS

RENT ROLL (AS OF 7/1/2026)

PROFORMA

PRICING MATRIX



# WHY NEVADA

## A PRO-BUSINESS ENVIRONMENT SUPPORTING LONG-TERM GROWTH

Nevada is widely recognized as one of the most business-friendly states in the United States, supported by a favorable tax structure, limited regulatory burden, and a long-standing commitment to economic development and private investment.

The state's pro-growth policy environment, combined with strategic geographic positioning and infrastructure connectivity, has attracted significant corporate investment across logistics, manufacturing, and resource production sectors.

## FAVORABLE TAX STRUCTURE & BUSINESS CLIMATE

- No state income tax
- No corporate income tax
- Competitive property and sales tax structure
- Streamlined regulatory environment

## STRATEGIC LOCATION & REGIONAL CONNECTIVITY

Nevada benefits from a central location within the Western United States, providing efficient access to major population centers and transportation corridors.

- Proximity to California, Utah, and the broader Mountain West
- Access to key interstate systems and regional distribution networks
- Efficient connectivity supporting logistics and industrial operations

This positioning enhances Nevada's role as both a distribution hub and operational base across multiple industries.



## TAILWINDS FROM DOMESTIC PRODUCTION & INFRASTRUCTURE INVESTMENT

Nevada benefits directly from federal investment in supply chain reshoring, critical minerals, and domestic manufacturing.

## INVESTMENT HIGHLIGHTS — NEVADA —

- Business-friendly, low-tax environment
- No state or corporate income tax
- Strategic Western U.S. location with strong connectivity
- Diversifying economy across multiple growth sectors
- Benefiting from supply chain reshoring and domestic production trends
- Significant public and private investment in infrastructure and industry
- Established industrial and resource-based workforce
- Long-term relevance within national economic strategy



# AMERICAN INFRASTRUCTURE INVESTMENT OPPORTUNITY

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### **Brokerage & Licensing Disclosure**

This Offering Memorandum has been prepared by the transaction team in cooperation with licensed real estate brokers and salespersons in various jurisdictions in which the Properties are located. With respect to properties located in the State of Nevada, all real estate brokerage activities are conducted exclusively through Nevada licensed real estate brokerage personnel in accordance with Nevada law.

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Nevada Real Estate License No. B7448.LLC

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