

FOR SALE > INDUSTRIAL INVESTMENT

US Fish & Wildlife (GSA) Industrial Investment

1380 SOUTH 2350 WEST | VERNAL, UT



Property Information

- > U.S. Fish and Wild Life Service
GSA Leased Investment
- > New 10-year lease with 8-year firm term
- > Total size: 8,324 SF
 - 4,471 SF Office
 - 3,853 SF Warehouse
- > 1.27 Acres with .5 acre fenced yard
- > The U.S. Fish and Wildlife Service has occupied the building for over 15 years and has entered into a new 10-year lease with an 8-year firm term

Purchase Price	\$1,410,000.00
Total Annual Rent	\$127,167.12
Operating Expense Factor	\$28,221.12
Reserves	\$3,000.00
Net Annual Income	\$95,946.00
CAP Rate	6.8%

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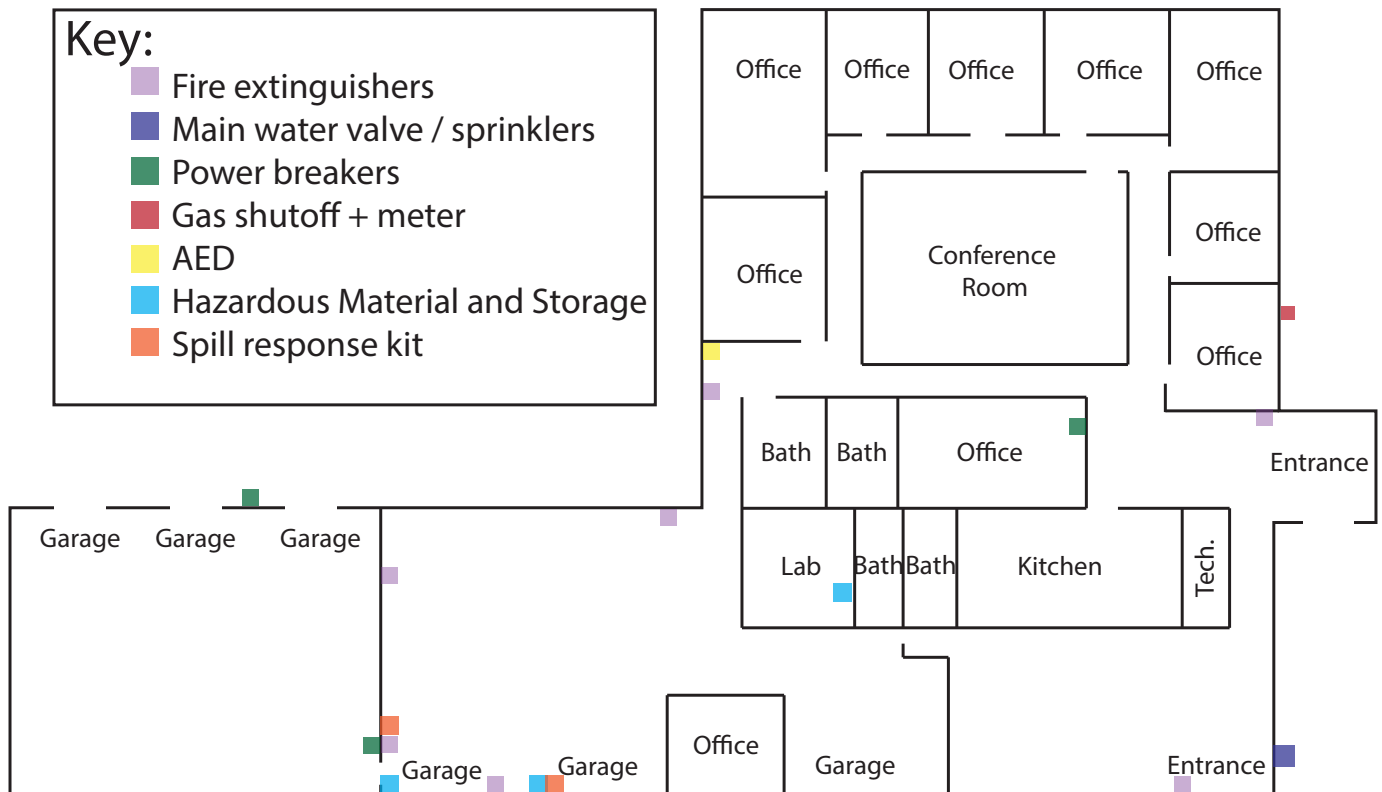
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Key:

- Fire extinguishers
- Main water valve / sprinklers
- Power breakers
- Gas shutoff + meter
- AED
- Hazardous Material and Storage
- Spill response kit



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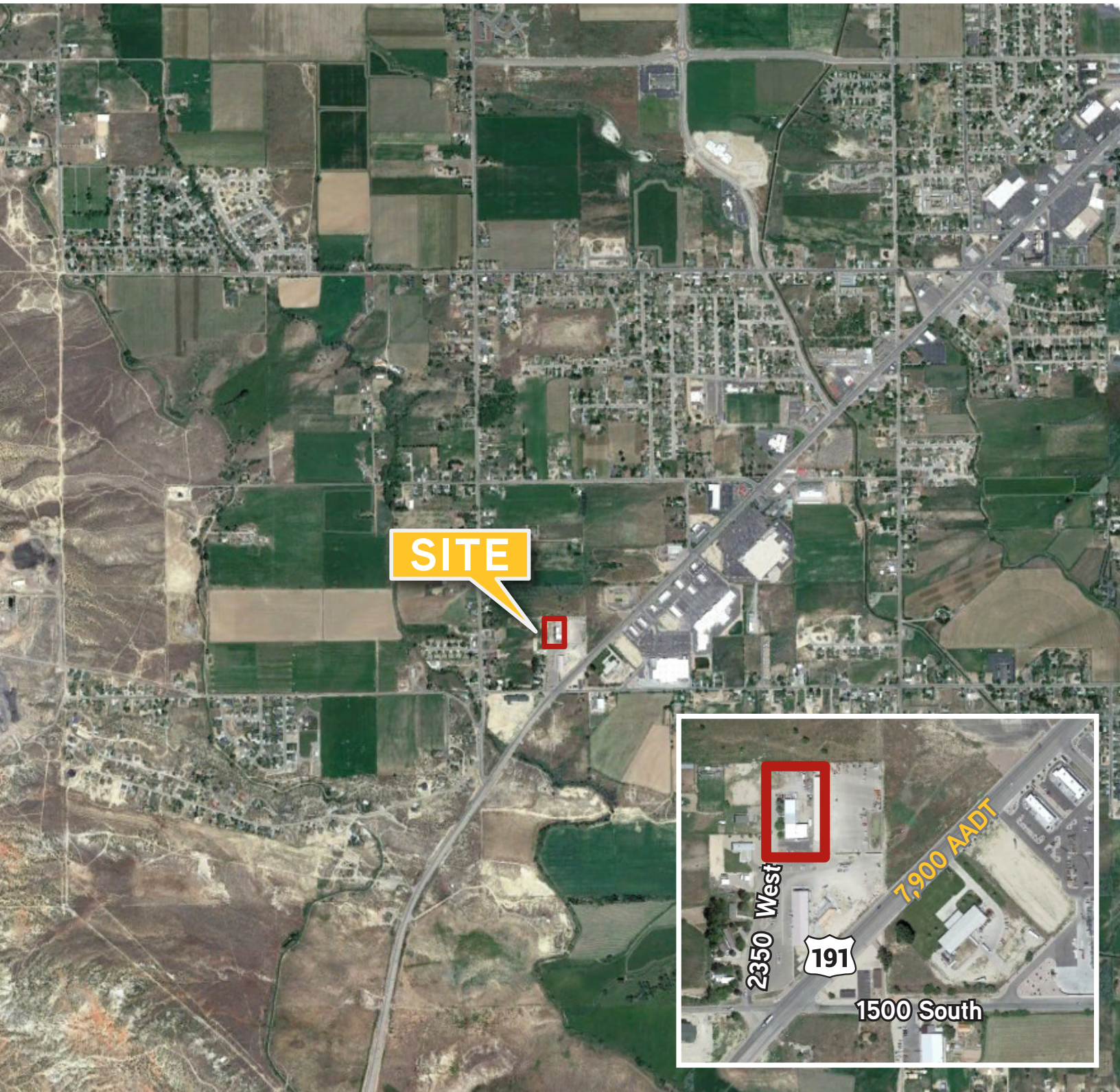


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