

100% OCCUPIED, SINGLE TENANT
TRIPLE NET INVESTMENT OPPORTUNITY

High Tech Manufacturing Facility
Totaling 49,234 Sq. Ft. on 3.65 Acres



**FOR MORE INFORMATION,
PLEASE CONTACT:**

Tom Dischmann
Senior Vice President
+1 801 869 8002
tom.dischmann@cbre.com

Jeff Richards
Senior Vice President
+1 801 869 8026
jeff.richards@cbre.com

Rad Dye, SIOR
Senior Vice President
+1 801 869 8018
richard.dye@cbre.com

CBRE

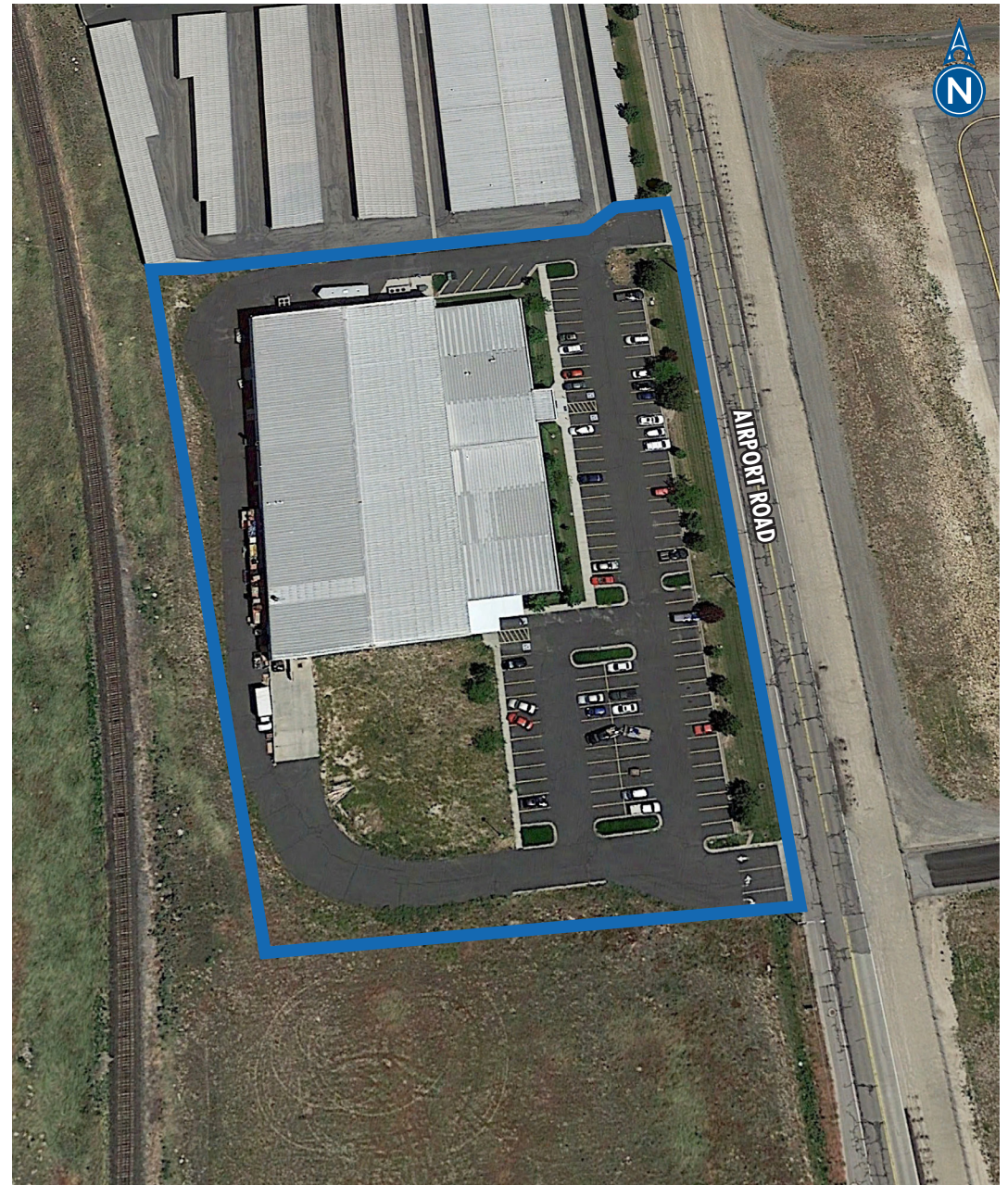
THE OFFERING

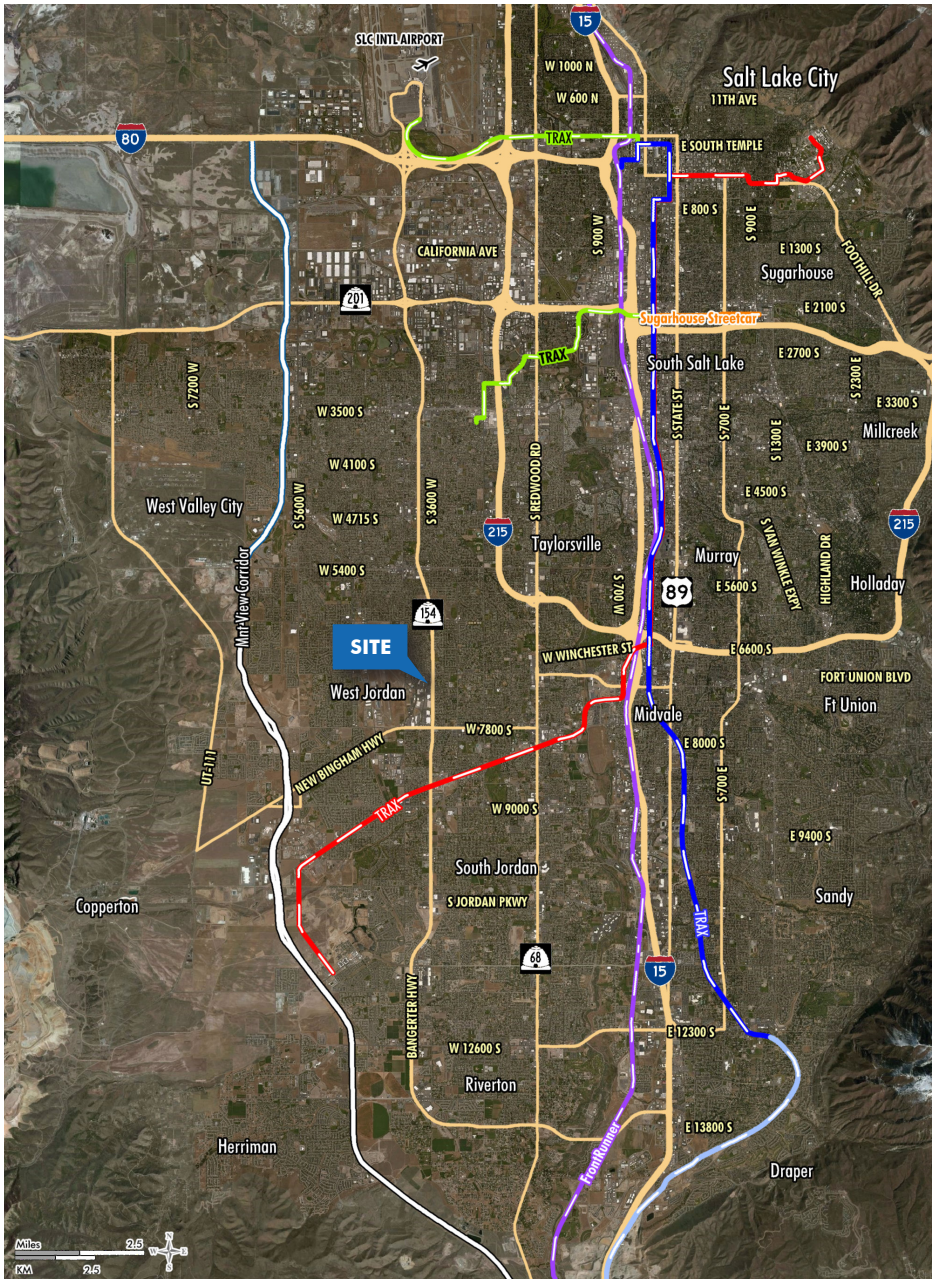
CBRE is pleased to present this rare opportunity to purchase the BC Technical Building, a 100% net-leased, single-tenant, manufacturing/lab facility in West Jordan, Utah. It is well located off of Bangerter Highway in the West Jordan submarket next to the South Valley Regional Airport and just 12 miles south of the Salt Lake International Airport.

Situated on 3.65 acres, the property contains 49,234 square feet of high tech manufacturing and office space, and is 100% leased to BC Technical, Inc. a nationwide, independent provider of CT, MRI, NM, SPECT/CT, PET, and PET/CT service, refurbished systems and parts. The building has been fitted with several upgrades not common to a typical warehouse facility such as 100% heating and cooling, anti-static raised floors, extensive wiring and fiber optics, insulated walls, and enhanced electrical upgrades.

BC Technical has occupied the building since 2009 and recently renewed for ten years.

The BC Technical facility offers investors the opportunity to acquire a high quality industrial facility in an emerging submarket of Salt Lake City which is 100% leased into 2024.





PROPERTY SUMMARY

Address:7172 South Airport Road | West Jordan, Utah
Building Size:.....49,234 Square Feet
Office Area:13,602 Square Feet
Manufacturing/Assembly Area:.....35,632 Square Feet
Land Size:3.65 Acres
Loading:1 Dock High Door
Clear Height:24 Feet
Year Built:2001

LEASE SUMMARY

Tenant:BC Technical, Inc.
Occupancy:100%
Annual Income for 2017:\$467,199.48
Commencement Date:July 8, 2009/Amended June 16, 2014
Expiration Date:July 8, 2024
Lease Type:Triple Net

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CBRE

222 South Main Street

4th Floor

Salt Lake City, UT 84101

www.cbre.com/slc

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