

Offering Memorandum

Washington City Storage Complex

New Construction | Industrial Zoning | High-Growth Market

Investment Overview

This newly built storage complex presents a rare opportunity to acquire a turnkey, income-producing asset in one of Southern Utah's fastest-growing submarkets. Strategically positioned within an established industrial zone and surrounded by major residential development, the property benefits from strong demand drivers from both households and local businesses. With zero deferred maintenance and a diverse unit mix, investors can step into immediate lease-up momentum and long-term appreciation potential.

Property Highlights

- **New Construction:** Professionally built with modern materials, efficient design, and minimal ongoing maintenance requirements.
- **Prime Industrial Location:** Close proximity to large residential communities, warehouse operations, and manufacturing hubs.
- **Diverse Unit Mix:**
 - 10×10
 - 10×20
 - 10×25
 - 14×30 (with interior lighting)
- **Strong Market Fundamentals:** Washington City continues to experience significant population and job growth.

Investment Highlights

- **Turnkey Asset:** Brand-new build eliminates major capital expenditures.
- **High-Demand Submarket:** Limited competing supply paired with strong growth.
- **Attractive Tenant Base:** Serves residential, small business, and contractor storage needs.
- **Income Stability:** Storage assets perform well across market cycles.
- **Operational Efficiency:** Low overhead with potential for automation.
- **Future Upside:** Opportunity to increase NOI through lease-up and rent optimization.

Location & Market

Washington City is one of Utah's premier growth corridors, benefiting from expanding residential rooftops, strong employment inflows, and proximity to key transportation arteries. The property's industrial zoning offers excellent access, visibility, and long-term positioning in a market with increasing constraints on new supply.

Summary

This asset offers investors a rare combination of new construction, high-demand location, and strong operational fundamentals—ideal for those seeking stable income and long-term appreciation.