



INVESTMENT OFFERING

KETO INDUSTRIAL BUILDINGS

988 South 3200 West • Salt Lake City, Utah

PROPERTY INFORMATION

Sales Price:	\$4,686,000 (6% Cap Rate)		
Current NOI:	\$281,192		
Lease Rate:	\$0.58 psf (includes 3.93 acres of excess land)		
Building Size:	Building 1:	27,328 sq. ft.	
	Building 2:	15,000 sq. ft.	
	Total:	42,328 sq. ft.	
Office Space:	The office area is located in the larger building and is 4,600 sq. ft. of office, consisting of 9 offices and 2 conference rooms with views onto the production warehouse		
Power:	3 phase with 3 lines of power running into the premises—currently providing 2,000 amps/480 Volt 3 phase power which can be expanded or adjusted as needed		
Ceiling Height:	18'-20' in both buildings		
Ground Level Doors:	Warehouse (smaller) Building:	(1) 14' x 18'	
	Main Building:	(6) 14' x 16'	
Parcel Size:	3 parcels totalling 6.70 acres		
Age:	1998/2006		
Zoning:	M-1		

OVERVIEW AND OPPORTUNITY

This Investment Offering provides the opportunity to acquire the KETO/RPM industrial buildings located in Salt Lake City, Utah. This single-tenant, two-building, 42,328 square foot facility is located in the center of Salt Lake City's industrial zone with 4 minute access to both the I-215 and I-80 Freeways. There are 13 years remaining on the 15 year initial lease term with annual 3% escalations. KETO, headquartered in Australia, is a worldwide mining and pump system provider, with offices in South Africa, Botswana, Canada, United Kingdom and the US. RPM Services, previously with three locations; Utah, Arizona and California, was acquired by KETO in 2014. RPM now operates as a wholly owned subsidiary of KETO.

The two building project is situated on three parcels totaling 6.7 acres, with approximately 3.93 acres being excess land, is currently utilized for outdoor storage, vehicle/trailer parking and which also provides the ability to construct additional buildings or additional square footage.

Highlights include:

- 13 year remaining lease term
- 3% annual escalations
- Credit-worthy tenant owned by international group
- Market lease rate
- Approximately 3.93 acres of excess land for outdoor storage or future building expansion
- M-1 zoning provides numerous flexible uses

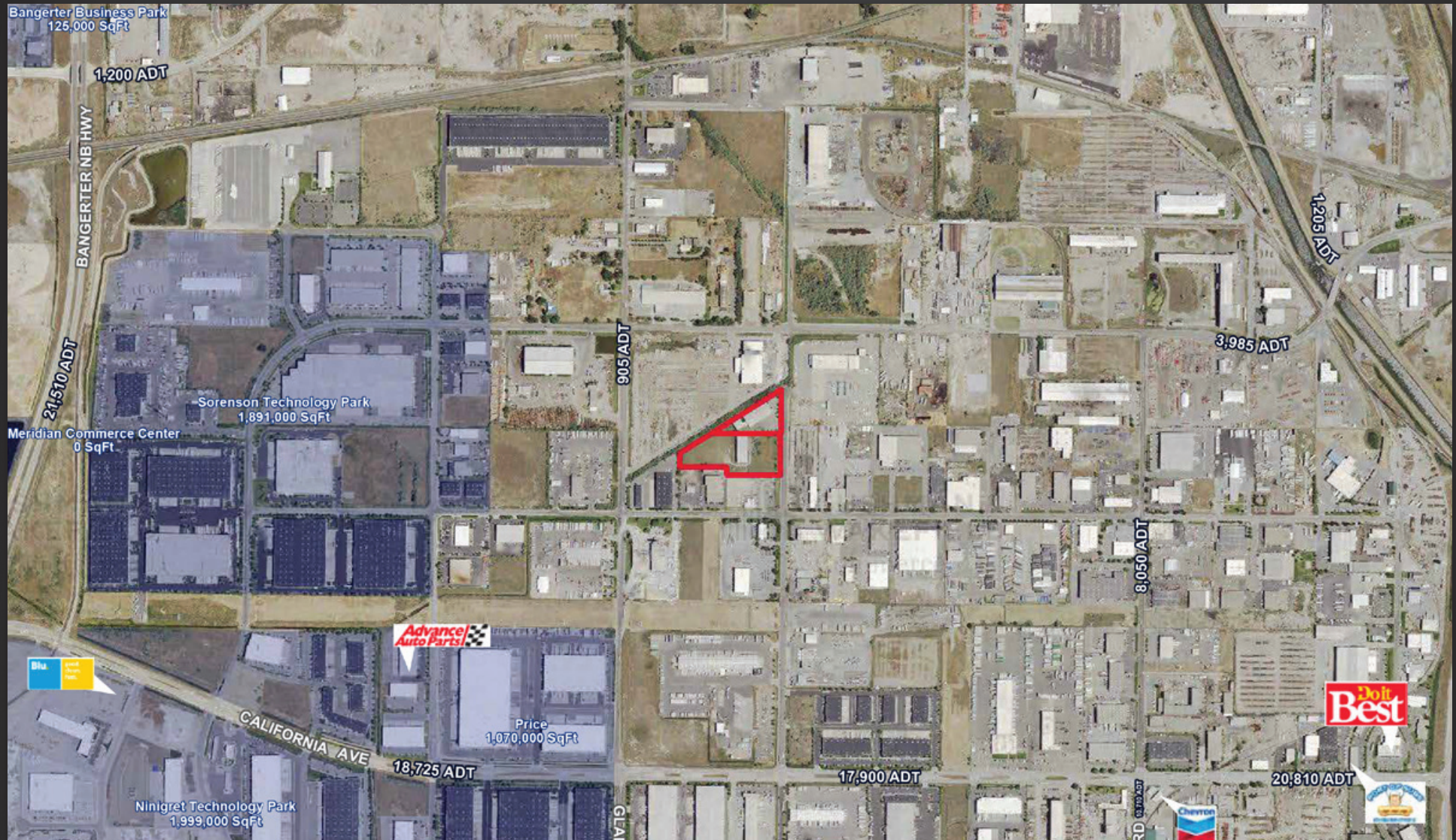
The KETO/RPM property is a unique opportunity to acquire an industrial investment property in one of the most dynamic commercial real estate markets in the western US.

Exclusively Marketed by

Kip Paul Executive Director - Investment Sales
801-303-5555 kip.paul@cushwake.com

Camron Carpenter Director
801-303-5457 camron.carpenter@cushwake.com





Exclusively Marketed by

Kip Paul

Executive Director - Investment Sales

801-303-5555

kip.paul@cushwake.com

Camron Carpenter

Director

801-303-5457

camron.carpenter@cushwake.com



170 South Main Street, Suite 1600
Salt Lake City, Utah 84101
Tel 801-322-2000 Fax 801-322-2040
cushmanwakefield.com

Cushman & Wakefield Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. path: 1- Projects/Paul, K/1 - Flyers/988s3200w