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REAL ESTATE

RESIDENTIAL | COMMERCIAL | INVESTMENT

kwCOMMERCIAL

Seller Financing
Available

4740 E. 5250 S. | VERNAL, UT 84078

NNN LEASED INVESTMENT

16,434 SF INDUSTRIAL SPACE ON 4.7 AC

9,400 SF WAREHOUSE WITH OFFICE SPACE AND 7,034 SF QUONSET HUT

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THE OFFERING

Peak Collective Real Estate is pleased to present a investment opportunity for a strategically located industrial property located at **4740 E, 5250 S, Vernal, UT.**

This prime industrial property features 16,434 SF, situated on a generous 4.7-acre lot. Built in 2009, this versatile property is ideal for a range of industrial and commercial applications.

The 9,400 SF warehouse is spacious and well-maintained, with office space that provides a comfortable and professional environment for administrative tasks, and the 7,034 SF Quonset Hut offers extra storage or operational space.

The included 4.7 acres allows for additional building construction of numerous options for a savvy investor.



EXECUTIVE SUMMARY

Property Address	4740 E. 5250 S. Vernal, UT 84078
Sale Price	\$1,200,000
CAP Rate	7.77%
Net Operating Income	\$92,742.48
Monthly Base Rent	\$7,728.54
Price Per SF	\$73.00
Total Building SF	16,434 SF
Land Size (AC)	4.7 AC
Lease Start Date	9/11/2019
Lease End Date	10/31/2025
Year Built	2009
Zoning	I-1
Parcel Number	06:059:0148

Tenant occupied since 2019. Lease ends 10/31/25 but likely to renew. Seller willing to put 6-12 months worth of rent payments in escrow until property is re-leased if current tenant does not renew.

Seller Financing Available

Proposed terms: 30% down amortized over 25 years at a 7.5% interest rate and a 5+ year balloon payment. Monthly payments would start at \$6,207.53 and would still generate cash flow of \$1,521.01/mo or \$18,252.12/yr. Seller open to flexible terms.

ZONING USE

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- Accessory Structure/Building
- Airport, Private
- Archery/Gun Range, Indoor
- Archery/Gun Range, Outdoor
- Asphalt Mixing Plant
- Athletic Club/Gym
- Auction Establishment
- Automobile Dealership
- Automobile Impound Facility
- Automobile Repair (Auto Body Shop)
- Automobile Repair Shop (Mechanical)
- Automobile Service Station
- Bank/Financial Institution
- Bar
- Brewery
- Building Materials/Lumber Yard (enclosed)
- Bus Station (Passenger Transfer)
- Carpenter/Cabinet Shop
- Carwash
- Churches
- Commercial Repair of Farming Equipment
- Commercial Storage and distribution of liquefied Petroleum Products (Gas Station)
- Construction Camps
- Convenience Store
- Crematories
- Drive-it-Yourself Business (Moving Van Rentals)
- Entertainment/Amusement Facility, Indoor
- Entertainment/Amusement Facility, Outdoor
- Event Center, Indoor
- Event Center, Outdoor
- Government Buildings/Uses
- Hospitals/Clinics
- Internal Accessory Dwelling Unit (IADU)
- Laundromat
- Linen Supply Service
- Liquor Store
- Manufactured/Modular Home Sales
- Manufacturing, Light
- Meat Processing Plants
- Multi-Family (4)
- Multi-Family Dwellings (5—29 units)
- Museum
- Natural Resource Extraction and Excavation
- Nightclub
- Nursery
- Off-Premises Signs
- Outdoor Storage (Commercial)
- Parcel Delivery ServiceHB
- Parking Garage
- Pest Control, with Storage of ChemicalsHB
- Planned Unit Developments
- Produce StandsHB
- Professional OfficeHB
- Public Parking Lots
- Public Utility Substations
- Radio Stations
- Reception Center, Indoor
- Golf Course
- Recreational Vehicle Storage
- Recycle Center
- Retail
- Sawmill
- Sewage Treatment Facilities
- Single-Family Dwellings
- Small Engine Repair
- Social Clubs/Lodges
- Sports Arena
- Storage Units
- Storage/Parking of Commercial Vehicles
- Taxicab Office
- Taxidermist/Seasonal Packing of Game
- Temporary Uses and Structures
- Tobacco Shop
- Towers, Wind Turbines, and Other Structures
- RV Park
- Truck Stop
- Upholstery-Home Based Business
- Veterinary Hospitals
- Warehouse Storage
- Water Reservoirs
- Water Wells and other similar boring activities
- Wholesaler Business
- Wrecking/Salvage Yard

AERIAL MAP

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**9,400 SF
Warehouse**

**7,034 SF
Quonset Hut**

4.7 AC

VIRTUAL TOUR

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[Click Here to view Floor Plan/Virtual Tour](#)

MARKET COMPS

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2359 S 1500 E

Naples, UT

Square Feet: 10,000 SF

Sold Date: 6/23

Sold Price: \$740,000

Acres: 1.30

Price Per SF: \$74



3843 US-40

Roosevelt, UT

Square Feet: 11,177 SF

Sold Date: 11/23

Sold Price: \$1,200,000

Acres: 4.97

Price Per SF: \$107.36



1261 E 1500 S

Vernal, UT

Square Feet: 14,951 SF

Sold Date: 6/23

Sold Price: \$1,500,000

Acres: 4.96

Price Per SF: \$100.33



1401 E 1100 S

Vernal, UT

Square Feet: 9,071 SF

Sold Date: Active

Price: \$1,200,000

Acres: 1.25

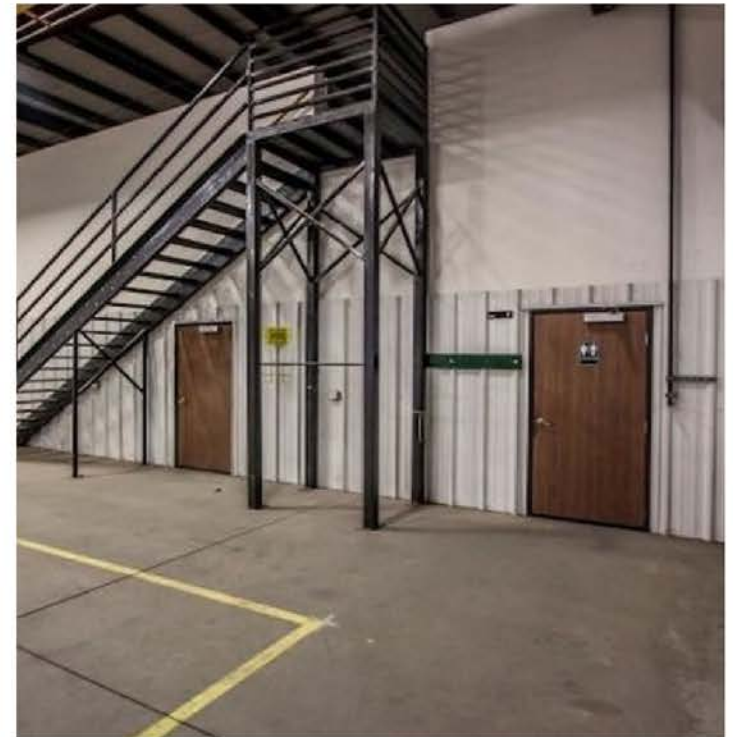
Price Per SF: \$132.29



INTERIOR PHOTOS

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INTERIOR PHOTOS

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EXTERIOR PHOTOS

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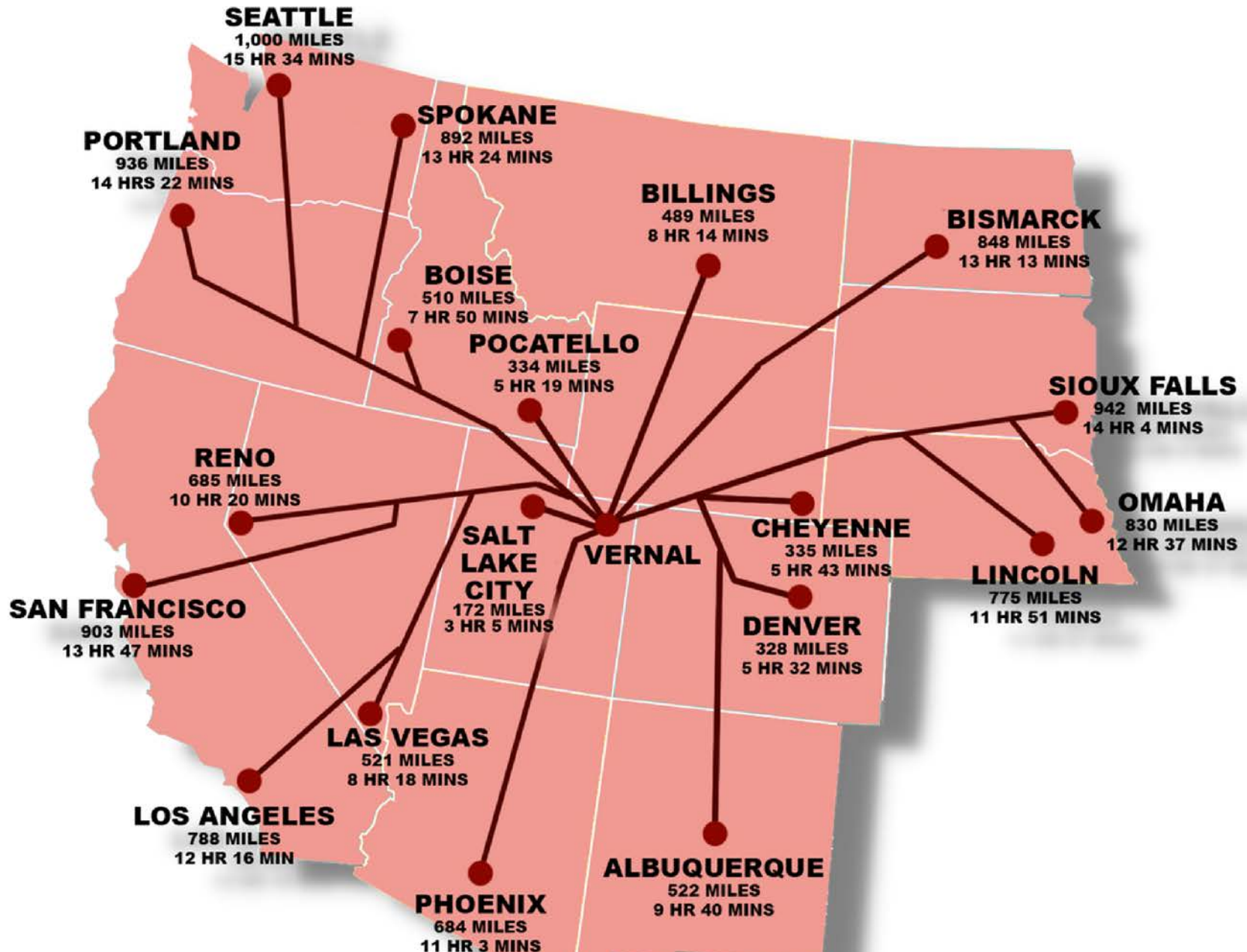
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TRADE AREA MAP

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DEMOGRAPHICS

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POPULATION

Projected 2028 Population

5 Mile Radius: 5,503
10 Mile Radius: 28,287

Projected Growth 2023-2028

5 Mile Radius: 0.5%
10 Mile Radius: 0.5%

Median Age

5 Mile Radius: 34.4
10 Mile Radius: 33.2

HOUSEHOLDS

2023 Households

5 Mile Radius: 1,669
10 Mile Radius: 9,017

Owner Occupied

5 Mile Radius: 1,464
10 Mile Radius: 6,634

Renter Occupied

5 Mile Radius: 242
10 Mile Radius: 2,593



Vernal, UT

Vernal's economy is based on extracting natural resources, including petroleum, natural gas, phosphate, and uintaite (more commonly known as Gilsonite). This has led to the establishment of branch offices of companies such as Halliburton and Schlumberger.

Households in Vernal, UT have a median annual income of \$48,325, which is less than the median annual income of \$65,712 across the entire United States. This can be advantageous for business owners. In total the economy of Vernal, UT employs 4,400 people.

Tourism also plays a role in Vernal's economy due to the town's roots in the Old West and is a large site of ancient dinosaur fossils.



CONFIDENTIALITY & DISCLOSURE

Peak Collective Real Estate with KW Commercial has been retained on an exclusive basis to market the property described as 4740 E. 5250 S. Vernal, UT 84078. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. The Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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Kody Watts

Commercial Real Estate Broker

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