



AMERICAN INFRASTRUCTURE INVESTMENT OPPORTUNITY

INSTITUTIONAL NNN SINGLE TENANT ASSET



LOGISTICS

Last-mile distribution and fulfillment facilities



RESILIENCE

Credit tenancy supported by long-term lease income

OFFERING MEMORANDUM



ST. GEORGE, UT
AMAZON

THE OFFERING

Newmark Mountain West and Colliers are pleased to exclusively present the Amazon Distribution Facility at 4898 River Road, St. George, Utah — a newly constructed, build-to-suit last-mile logistics asset leased to Amazon (NASDAQ: AMZN) in one of the fastest-growing metropolitan markets in the Western United States.

The Property represents a mission-critical component of Amazon's AMZL (Amazon Logistics) network, supporting the final and most time-sensitive step of the company's distribution platform. The 86,467 square-foot Class A facility was delivered in 2024 on 15.92 acres and is purpose-built to support same-day and next-day delivery operations across Southern Utah and the broader regional trade area.

The investment offers durable, in-place cash flow backed by the credit and operational platform of one of the world's most influential companies — a \$2 trillion-plus market capitalization global e-commerce and logistics leader generating in excess of \$500 billion in annual revenue. Strategically positioned within a market defined by sustained in-migration, demographic expansion, and rising consumer demand, the asset reflects Amazon's long-term commitment to embedded last-mile infrastructure in high-growth population centers.

A COMPELLING INVESTMENT THESIS

- Newly constructed, build-to-suit asset
- 100% leased to Amazon (AMZN)
- Stabilized NNN investment with long-term leases and contractual rent growth
- Structural demand: e-commerce logistics
- Purpose-built and operationally critical — high barriers to relocation



TENANT PROFILE

AMAZON

AMAZON (AMZN) - ST. GEORGE, UTAH

Amazon.com, Inc. (NASDAQ: AMZN) is one of the world's largest and most influential companies, operating a global e-commerce and logistics platform with a market capitalization exceeding \$2.8 trillion and annual revenue surpassing \$500 billion. Continued investment in its distribution network reflects a long-term commitment to fast, reliable delivery infrastructure.

A CRITICAL COMPONENT OF AMAZON'S NETWORK

Amazon's logistics facilities represent the final and most time-sensitive step in the supply chain. These last-mile assets are essential to:

- Supporting same-day and next-day delivery
- Improving route efficiency and service reliability
- Meeting growing consumer demand driven by e-commerce

HIGH BARRIERS TO RELOCATION

Last-mile facilities are difficult to replace due to:

- Need for proximity to population centers
- Established workforce and delivery routes
- Significant capital investment and network integration

Relocation would create operational disruption and increased costs, reinforcing long-term tenancy.

ST. GEORGE: SUPPORTING A HIGH-GROWTH MARKET

The Property is strategically positioned within one of the fastest-growing markets in the Western United States, where sustained population growth and in-migration continue to expand consumer demand.

The facility enables Amazon to maintain delivery speed and service levels across the region, aligning with the company's strategy of placing infrastructure in high-growth population centers.

POSITIONED FOR CONTINUED GROWTH

St. George's ongoing growth, combined with broader e-commerce demand, supports the long-term relevance of this facility as a durable component of Amazon's logistics platform.

The "Amazon Algorithm" is their key to success focusing on strategic market placement to maximize value with labor, market growth and market reach in each location. Amazon's commitment to market dominance drives their continued investment into alternative resources, material handling, site infrastructure, etc. This makes them very sticky and is a major driver for their long term vision and commitment to the space.

KEY TENANT HIGHLIGHTS

- One of the largest global e-commerce and logistics companies
- \$2.8T market cap, the 5th largest company on the planet
- Extensive and expanding last-mile delivery network
- Strategic positioning within a high-growth regional market
- Mission-critical role within Amazon's distribution system
- High switching costs associated with relocation

\$2.8T

Market Cap

\$500B+

Annual Revenue

#2

Largest Private Employer in the U.S.

PROPERTY OVERVIEW



Address	4898 River Road, St. George, UT 84790
County	Washington
Class	A
Construction Type	Tilt-up concrete
Primary Type	Industrial
Sub Type	Distribution
Building Size	86,467
Acres	15.92
Loading	Side
Grade Level Doors	4
Dock High Doors	9
Year Built	2024
Clear Height	28' - 31'
Parking Stalls	411
Zoning	M-1
Low Coverage Ratio	12.47%
Parcel Number	SG-5-3-20-335

PROPERTY DESCRIPTION

The property is designed to support high-throughput last-mile delivery operations, including package sorting, staging, and dispatch. The build-to-suit nature of the facility ensures alignment with Amazon's operational requirements, enhancing functionality and long-term usability.

Key features of the property include:

- Efficient building layout optimized for logistics flow
- Ample parking and circulation for delivery vehicles and employee use
- Functional loading areas designed for rapid turnover and distribution
- Supporting office and operational space

The site is configured to facilitate continuous movement of goods, allowing Amazon to efficiently manage delivery operations and maintain service levels within the St. George market.

As a newly constructed facility, the property offers minimal deferred maintenance and limited near-term capital requirements, providing investors with **stable, in-place cash flow from day one**.

Property sits in the fast-growing and largest industrial park in the St. George area, Fort Pierce industrial Park.



SIGNIFICANT INDUSTRIAL COMPANIES

- 1 Scholzen Product Company
- 2 Suncore Construction & Material
- 3 Les Olson Company
- 4 Komatsu Equipment
- 5 Deseret Laboratories
- 6 Martin Warehousing
- 7 InnoMark Inc
- 8 Czarnowski
- 9 Phoenix Inventors
- 10 5N Plus Semiconductors
- 11 Dean Foods
- 12 Bakston Freight
- 13 Tuf Transport
- 14 Utah National Guard
- 15 Western Rock Products
- 16 Industrial Brush
- 17 Intermountain Wood Products
- 18 SRS Building Products
- 19 Coreys Brewery
- 20 Environmental Stoneworks
- 21 Mountain West Truck Center
- 22 Red Mesa Science & Refining
- 23 FleetPride
- 24 Codale Electric
- 25 FedEx
- 26 St George Truss
- 27 weBoost
- 28 Barney Trucking
- 29 RS Technologies
- 30 Old Dominion Freight
- 31 UPS
- 32 Yesco
- 33 Adonia Yachts
- 34 Family Dollar Distribution Ctr



AREA OVERVIEW

ST. GEORGE, UTAH | SOUTHERN UTAH GROWTH & LOGISTICS HUB

St. George, Utah is one of the fastest-growing metropolitan areas in the United States, driven by sustained in-migration, strong demographic expansion, and a favorable business environment. Located in Washington County, the region has experienced consistent population growth over the past decade, supported by quality of life, economic opportunity, and relative affordability compared to neighboring Western markets.

KEY TENANT HIGHLIGHTS - ST. GEORGE -

- One of the fastest-growing metropolitan areas in the United States
- Strong population growth driven by in-migration and demographic expansion
- Increasing consumer demand supporting logistics and distribution activity
- Strategic proximity to Las Vegas and regional markets
- Limited supply of modern industrial and logistics product
- Growing importance within last-mile delivery networks
- Expanding infrastructure supporting long-term growth
- Favorable business environment and quality of life

DRIVING CONSUMPTION

Washington County is among the fastest-growing counties in Utah and the broader Western United States, with long-term growth trends supported by both in-state migration and inbound migration from higher-cost markets such as California, Nevada, and Arizona.

This population growth directly translates into increased demand for goods and services, reinforcing the need for efficient distribution networks and last-mile delivery infrastructure.

Key drivers include:

- Strong in-migration from Western states
- Favorable cost of living relative to coastal markets
- High quality of life and access to outdoor recreation
- Expanding retiree and workforce population
- Close proximity to National Parks

ECONOMIC GROWTH & DIVERSIFICATION

St. George's economy continues to diversify beyond traditional sectors, with growth across:

- Retail and service industries
- Healthcare and education
- Construction and development
- Logistics and distribution



207,943

County Population (2024)

\$76,411

Median HH Income

3.13%

Annual Growth Rate

3.5%

Unemployment Rate

39.0

Median Age (Years)

71.6%

Homeownership Rate

STRATEGIC REGIONAL POSITIONING

St. George's location provides strategic access to key regional markets, allowing it to function as a distribution hub for Southern Utah and surrounding areas.

- Proximity to **Las Vegas, NV (approximately 2 hours)**
- Access to regional transportation corridors and interstate connectivity
- Ability to serve both local and regional population bases

EXPANDING LOGISTICS & INFRASTRUCTURE DEMAND

As the region grows, demand for logistics infrastructure has increased in tandem. The expansion of e-commerce and changing consumer expectations have elevated the importance of last-mile delivery facilities within markets like St. George.

- Limited supply of modern industrial product
- Increasing demand for distribution and last-mile facilities
- Continued infrastructure investment supporting growth

These dynamics create a favorable environment for logistics assets, particularly those that are purpose-built and integrated into national distribution networks.



“The Crossroads of the West”

FINANCIAL ANALYSIS

RENT ROLL (AS OF 7/1/2026)

PROFORMA

PRICING MATRIX



WHY UTAH?

#1
ECONOMIC
OUTLOOK

(Rich States, Poor States, 2026)

#2
BEST STATE TO
START A BUSINESS

(WalletHub, 2025)

#1
BEST STATE FOR
SOCIAL MOBILITY

(Archbridge Institute, 2024)

#1
BEST STATE
OVERALL

(U.S. News, 2024)

#1
TOP JOB
MARKET

(WSI/Moody Analytics, 2024)

#2
BEST STATE
ECONOMY

(WalletHub, 2025)

#2
MOST FINANCIALLY
LITERATE STATE

(WalletHub, 2023)

#4
BEST-PERFORMING
SMALL CITIES: ST. GEORGE

(Milken Institute, 2024)

#4, #5
BEST-PERFORMING LARGE
CITIES: SALT LAKE CITY, PROVO

(Milken Institute, 2024)

AAA
CREDIT
RATING

(Fitch Ratings, 2024)

Utah has firmly established itself as one of America's strongest economies and most business-friendly environments. For 19 consecutive years, the state has ranked #1 in Economic Outlook (Rich States, Poor States). In 2025, Utah was named #2 Best State Economy and #2 Best State to Start a Business (WalletHub). Companies benefit from a pro-growth legal and tax environment, light regulation, and electricity costs nearly 30% below the national average.

UTAH DEMOGRAPHICS

3.55M

Population

#1

Fastest Growing Population

77%

of State's Population Live in
Greater Salt Lake Region

91%

Have a High School Diploma,
70% have College Experience,
37% Have a Bachelor's Degree

32.8

Median Age
(Lowest in the Nation)

1.3%

Growth Rate (2025)

ECONOMIC OVERVIEW

The numbers reinforce the story: Utah's employment expanded 2.3% year-over-year as of June 2025, more than double the U.S. average, while net tech employment grew ~5% in 2024. The state's GDP continues to climb at a rate outpacing most peers, supported by over 71,000 new business applications filed in 2023. Leading companies including Goldman Sachs, Adobe, Amazon, and Microsoft are expanding operations here, underscoring Utah's role as a destination for advanced manufacturing, finance, technology, and life sciences investment.

Utah's consistent recognition at the top of national rankings is proof of its long-term stability and growth trajectory—exactly the fundamentals investors seek.



LIFESTYLE

Beyond its business climate, Utah offers the vibrancy and lifestyle that help companies attract and retain talent. Salt Lake City will host the 2034 Winter Olympic and Paralympic Games, making it the first U.S. city ever to host the Winter Games twice (previously in 2002). This global spotlight reinforces Utah's international visibility and its capacity to deliver world-class events.

Professional sports are thriving. The Utah Jazz (NBA) remain a flagship franchise with deep local and national presence. Smith Entertainment Group recently acquired Utah's first NHL team, rebranding it as the Utah Mammoth, while also investing in venues and sports innovation. On the community side, the Salt Lake Bees, a Triple-A affiliate of the Los Angeles Angels, provide family-friendly entertainment and regional engagement.



BEST PLACE TO LIVE & BEST TOWN EVER

Salt Lake and Park City, Outside Magazine



ONE OF THE HEALTHIEST METRO AREAS

Salt Lake, Atlantic Cities Magazine



15 WORLD-CLASS

Ski Resorts



#1 HIKING CITY

Salt Lake City, National Geographic Adventure



5

National Parks



#1 STATE FOR FUTURE LIVABILITY

Gallup Wellbeing



MORE THAN 9 MILLION ACRES

of National Forest



43

State Parks

UTAH SPORTS





AMERICAN INFRASTRUCTURE
INVESTMENT OPPORTUNITY

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