



90,000 SF RAIL-SERVED INDUSTRIAL BUILDING

Peterson Industrial Depot, Tooele, UT — 1031 exchange eligible, in-place government occupancy

679 ONLY

\$5,500,000

90,000 SF — Army lease ends Sept 2026

679 + 677

\$10.5M

180,000 SF — both government-leased

ALL 4 BUILDINGS

\$19.5M

360,000 SF — full portfolio

1031 EXCHANGE ELIGIBLE — ~\$200,000 TURNOVER PAYMENT AT VACATE

LEASE ENDS

Sept 2026

TURNOVER PAYMENT

~\$200K/bldg

PRO FORMA CAP RATE

7.0%–8.9%

RAIL

Dual spur

ZONING

M-1 Industrial

FIRE SYSTEM

Updated

A QUALIFYING REPLACEMENT PROPERTY ON YOUR TIMELINE

Building 679 offers in-place U.S. Army occupancy through the lease term ending September 2026, with the government covering property insurance and upkeep for the duration. In exchange for \$0 cash rent during that period, whoever owns the building at lease-end collects a turnover payment of approximately \$200,000 — a buyer who closes before the Army vacates captures that payment personally, adding real near-term cash to the deal. It's a qualifying like-kind replacement property with a clear, documented date to vacant possession — built for a 1031 buyer working against an identification or closing deadline. Building 677 carries the same lease structure (with the newest roof in the portfolio) and can be added for further diversification; the two vacant buildings (687, 689) are also available if immediate occupancy or owner-use is the goal instead. The rail spur can also earn its own income storing railcars — estimated at roughly \$20,000/year — on top of building rent. Seller financing is available on any configuration.

Cap rate is a projected figure net of estimated vacancy, property tax, and operating expenses, based on \$0.40–\$0.50/SF/month NNN market rent — not current income (current cash rent is \$0). Buyers should independently underwrite their own assumptions.



Peterson Industrial Depot

30 minutes from Salt Lake City with direct I-80 access. Neighboring occupants include Carvana, Copart, LKQ, Cabela's/Bass Pro Shops, Detroit Diesel, Central States Manufacturing, Airgas, and Air Products — an established industrial and materials-handling corridor.

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