90,000 SF RAIL-SERVED INDUSTRIAL BUILDING

1031 exchange eligible — in-place government occupancy

679 ONLY	679 + 677	ALL 4 BUILDINGS
$5.5M	**$10.5M**	**$19.5M**
Army lease ends Sept 2026	Both government-leased	360,000 SF — full portfolio

~$200,000 TURNOVER PAYMENT AT VACATE • SELLER FINANCING AVAILABLE

Dual active rail spur on-site • M-1 light industrial • Clean Phase I environmental • Pro forma cap rate 7.0%–8.9%

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SECTION ONE

Investment Highlights

- 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.
- 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.
- A qualifying like-kind replacement property with a documented, near-term path to vacant possession — built for a 1031 buyer working against an identification or closing deadline.
- Pro forma cap rate of approximately 7.0%–8.9% once leased, net of estimated vacancy, property tax, and operating expenses — and it improves further with each building added, since price per square foot declines while rental income per square foot holds flat.
- The rail spur can generate its own income storing railcars, independent of building rent — estimated at roughly $20,000/year for Building 679.
- Every building has a dual active rail spur on-site; Building 687's spur is documented at 16–20 railcar capacity, with comparable capacity across the other three.
- M-1 Light Industrial zoning, no depot HOA or association — no shared dues or association approval required to buy, finance, or operate.
- Phase I Environmental Site Assessment on file: no Recognized Environmental Conditions identified on the property.
- Seller financing available — ownership's preference is a structure that pays off within a reasonable window rather than a long-term carry, but terms are negotiable.
- Building 677 carries the same lease structure and can be added for further diversification (with the newest roof in the portfolio); the two vacant buildings (687, 689) are also available if immediate occupancy is the goal instead.

Location: Peterson Industrial Depot

Approximate location of the subject buildings (pin) relative to depot neighbors. For orientation only — not to scale.

The property sits inside the Peterson Industrial Depot, the redeveloped portion of the former Tooele Army Depot, roughly half a mile west of downtown Tooele and about 30 minutes from Salt Lake City with direct access to I-80. Neighboring occupants include Carvana, Copart, LKQ, Cabela’s/Bass Pro Shops warehouse, Detroit Diesel, Central States Manufacturing, Airgas, Air Products, EnCon, and others — an established industrial and materials-handling corridor.

SECTION THREE

Three Ways to Buy This

Option	Buildings	Total SF	Price	Occupancy
A — 679 Only	Building 679	90,000 SF	$5.5M	Army-leased; lease ends Sept 2026
B — Leased Pair	679 + 677	180,000 SF	$10.5M	Both government-leased; 677 through Sept 2027 on paper
C — All 4 Buildings	679, 677, 687, 689	360,000 SF	$19.5M	687 & 689 vacant now; 679 & 677 both expected to vacate before end of 2026

Building 679 offers in-place government occupancy today, with insurance and upkeep covered by the Army through the lease term. If more scale makes sense, Building 677 carries the same lease structure and adds the newest roof in the portfolio — buying both concentrates the 1031 income story across twice the square footage and roughly doubles the near-term turnover payment.

Taking all four buildings is also on the table. Buildings 687 and 689 are vacant now and available for immediate occupancy, so a buyer who eventually wants to occupy or owner-use part of the portfolio can do so right away while the other two remain income-producing until the Army vacates. Seller financing is available on any configuration.

SECTION FOUR

Site Plan & Building Specifications

Buildings 677, 679, 687 & 689

Each building sits on its own recorded 5.0-acre parcel (including its dual rail spur), legally able to be bought, financed, or improved independent of the others. Sewer service between adjacent buildings shares a drainage relationship, which is simplest to manage under single ownership — worth knowing if you're considering the full portfolio rather than 679 alone.

BUILDING-BY-BUILDING

Bldg	Status	Power	Roof	Notes
679	Army-leased, expected to vacate late 2026	400A / 3-ph / 120-208V	Standard	$0 rent; Army covers insurance/upkeep; ~$200K turnover payment
677	Army-leased, expected to vacate late 2026*	400A / 3-ph / 120-208V	New — military-grade TPO	Newest roof in the portfolio; *lease runs through Sept 2027
687	Vacant now	600A / 3-ph / 480V	Standard	Highest power of the four; fully fenced; on-site restroom
689	Vacant now	400A / 3-ph / 120-208V	Standard	Army lease turned over 2024; move-in ready

All four buildings are 90,000 SF, one story, built 1945, 15’ clear height to the eave (~20’ to the rafter peak), 22 grade-level/drive-in doors, and updated dry fire suppression.

SECTION FIVE

Rail Infrastructure

Every building has a dual active rail spur on-site. Building 687’s spur is documented (via its LoopNet listing) as capable of holding 16–20 railcars, with comparable dual-spur capacity across the other three buildings.

The rail parcels are recorded as separate legal lots from the buildings, so rail can be included with a building sale, retained, or leased independently depending on what a buyer needs.

Dominion Energy utility mapping showing Building 679 and its rail spur relative to the surrounding depot grid.

SECTION SIX

The 1031 Exchange Fit

WHAT MAKES THIS A QUALIFYING REPLACEMENT PROPERTY

A 1031 exchange lets an investor sell one property and buy another like-kind property without paying capital gains tax right away, as long as the proceeds are reinvested within a set window — typically 45 days to identify a replacement and 180 days to close. Investors doing this are usually under real time pressure to place their money, which makes them faster-moving buyers than most.

THE STRUCTURE

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. That's a materially easier profile for a 1031 buyer than a fully vacant building: insurance and upkeep are covered on day one, there's a concrete near-term cash event, and there's a documented, near-term date to full vacant possession — without requiring the buyer to take on landlord responsibilities immediately.

PUSHING FURTHER WITH BUILDING 677

Building 677 carries the identical lease structure and is available alongside 679 for $10.5M combined. Taking both roughly doubles the square footage under this income structure and the near-term turnover payment (~$400,000 combined), while adding the newest roof in the portfolio. All four buildings would also technically qualify as 1031 replacement property, including the two vacant buildings, for a buyer who wants scale without every building carrying the same lease timeline.

SECTION SEVEN

Pro Forma Income & Expenses

Current cash income is $0 — Building 679 is under the $0-rent Army lease described above — so the table below is a projected operating statement, not current financials. It assumes the building is leased at market rent following the Army's vacate, net of estimated vacancy, property tax, and operating expenses. Figures shown are for Building 679 alone (90,000 SF), at the $5.5M individual asking price.

Line Item	Annual	Per SF
Gross Rental Income	$486,000	$5.40
Other Income (rail car storage)	$20,000	$0.22
Vacancy Loss (4%)	($19,440)	($0.22)
Effective Gross Income	**$486,560**	**$5.41**
Property Tax	$29,000	$0.32
Operating Expenses	$22,000	$0.24
Total Expenses	**$51,000**	**$0.57**
Net Operating Income	**$435,560**	**$4.84**

ASSUMPTIONS

Gross Rental Income uses $0.45/SF/month NNN, the midpoint of an estimated $0.40–$0.50/SF/month range; actual achievable rent should be independently underwritten. Vacancy is modeled at 4%, reflecting a single-tenant NNN structure where vacancy mainly bites at lease rollover rather than as an ongoing drag — not a claim that this space leases easily; it has historically taken time to find a tenant able to use this building profile. Property Tax reflects the current annual tax bill of approximately $29,000. Operating Expenses assume the tenant covers insurance and maintenance directly, consistent with how the current Army lease is structured, leaving only a management/reserve allowance to ownership.

SECTION EIGHT

Cap Rate Across the Portfolio

Applying the same methodology across the volume-pricing ladder, the pro forma cap rate improves the more you buy — price per square foot declines with volume while rental income per square foot holds flat. Ranges reflect the same $0.40–$0.50/SF/month rent range applied at each tier.

Buildings	Price	Pro Forma NOI	Cap Rate
1 (679)	$5.5M	$384K–$487K	7.0%–8.9%
2 (679 + 677)	$10.5M	$770K–$978K	7.3%–9.3%
4 (all)	$19.5M	$1.55M–$1.96M	7.9%–10.1%

Other Income (rail car storage) and expense assumptions scale with building count in this table; Property Tax is scaled to each tier's asking price rather than a simple per-building multiple, since bulk pricing means price doesn't scale 1:1 with building count. See Section Seven for the full Building 679 breakdown and assumptions.

Financing & Pricing Summary

FINANCING

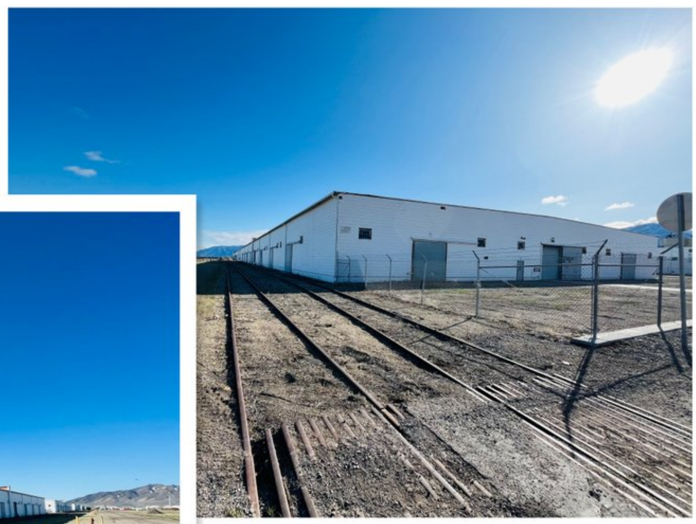
Seller financing is available on any of the three options below, with terms negotiable. Ownership's preference is a structure that pays off within a reasonable window rather than a long-term carry, but a buyer who cannot obtain conventional financing should not rule this property out — contact the listing agent to discuss terms.

PRICING SUMMARY

Option	Price	Price / SF
679 only (90,000 SF)	$5,500,000	$61.11
679 + 677 (180,000 SF)	$10,500,000	$58.33
All 4 buildings (360,000 SF)	$19,500,000	$54.17

Rail parcel(s) can be included or priced separately upon request. Ownership will consider offers below asking, particularly for a cash or quick-close buyer.

Property Photos



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On a deadline?
Let's talk timing.

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