



SILENCER^{CO}

5511 South 6055 West | West Valley City

JLL Capital Markets is pleased to present the opportunity to purchase the fee simple interest in SilencerCo Salt Lake, a 64,089 square foot single-tenant Industrial asset 100% leased to SilencerCo LLC on an absolute NNN basis with 13.4 years of lease term remaining.

SilencerCo is the largest manufacturer of firearm suppressors in the US and currently controls 65% of the entire US suppressor market, a niche but rapidly growing segment of the \$21.1bn US firearms industry. As a result, SilencerCo has seen net sales grow by almost 100% year over year for the last three consecutive years.

SilencerCo offers an investor the opportunity to acquire a high-yield, absolute net leased industrial asset located in the Salt Lake MSA, a market that is consistently recognized as one of the strongest economies in the country, with the lowest unemployment rate, and fastest population growth in the nation over the last 10 years.

\$12,600,000

Asking Price

5.25%

Cap Rate

\$197

Price/ SF

\$661,879

2023 NOI



PROPERTY DETAILS

ADDRESS	5511 S 6055 W
ZONING	M (Industrial)
ACREAGE	+/- 4.04
PARCEL	20-14-126-010
TENANCY	Single
SUBMARKET	West Valley

WHY SALT LAKE CITY



**FASTEST GROWING
STATE THIS DECADE**
U.S. Census Bureau



**YOUNGEST POPULATION
IN THE US**
U.S. Census Bureau



**LARGEST POST-PANDEMIC
JOB GAIN IN THE US**
Carsey School of Public Policy

The Salt Lake City Metro Area (Salt Lake City–Ogden–Provo CSA), contains 80% of the population of Utah, living along a corridor of contiguous urban and suburban development stretching 120-miles that makes up the “Wasatch Front”. Utah continuously ranks top among the states, both economically and for its population growth and youthful demographics. Salt Lake City is a national leader in job growth, unemployment, low cost of doing business and talented labor. Utah and Salt Lake regularly top rankings for best locations for business, careers, living, health and quality of life.

FOR MORE INFORMATION PLEASE CONTACT

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