



 **SILENCERCO**

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 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

\$668,367

Year 1 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

Investment Sales Advisory

PHIL BRIERLEY

Senior Director

+1 312 965 2753

phil.brierley@jll.com

License # UT - 10385788-PB00

COLE MACADAEG

Director

+1 801 456 9531

cole.macadaeg@jll.com

License # UT - 11235856-SA00

DUSTIN ESPLIN

Analyst

+1 801 456 9535

dustin.esplin@jll.com

License # UT - 13115594-SA00

Debt Advisory

MARK ROOT

Managing Director

+1 303 515 8020

mark.root@jll.com



Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate (“JLL”) has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.