



NEW VISTA BUILDING 3

3855 TRACY HALL PKWY, PROVO, UT 84606

OFFERING MEMORANDUM

EXECUTIVE SUMMARY

On behalf of Scannell Properties, Jones Lang LaSalle Americas, Inc. (“JLL”) has been retained as the exclusive sales representative for the institutional-quality, net-leased industrial property located at Sierra Vista Business Park in Provo, Utah (the “Property”).

The Property is a 158,703 SF state-of-the-art warehouse and distribution facility situated on approximately 9.2 acres in Provo’s thriving industrial corridor. Strategically positioned with exceptional access to I-15 and US Route 89, the Property offers superior connectivity to the broader Intermountain West region and serves as a critical distribution hub for e-commerce and logistics operations. The location provides seamless access to Salt Lake City facilitating efficient distribution throughout Utah’s Wasatch Front, which represents over 80% of the state’s population and economic activity.

Offered to the market as a stabilized, cash-flowing investment, the Property is 100% leased to strong local credit tenants under long-term triple net leases with minimal landlord responsibilities and built-in 3% annual rent escalations. The weighted average lease term is 5.5 years, with lease expirations in April 2032 (27% of NRA) and June 2032 (73% of NRA), providing strong near-term cash flow visibility and exceptional rollover alignment for future re-tenanting or lease extension strategies.

The lease structure provides exceptional stability with automatic annual rent increases that enhance cash flow predictability. As a true triple net lease, the tenants are responsible for all operating expenses, insurance, property taxes, and maintenance, ensuring a passive investment with minimal management requirements.



PROPERTY OVERVIEW



Building RSF
158,703



Year Built
2023



Clear Height
32'



Parking Ratio
1.05/1,000 SF



Truck Parking
23 Spots



Land Acres
9.2 AC



Dock Doors
16



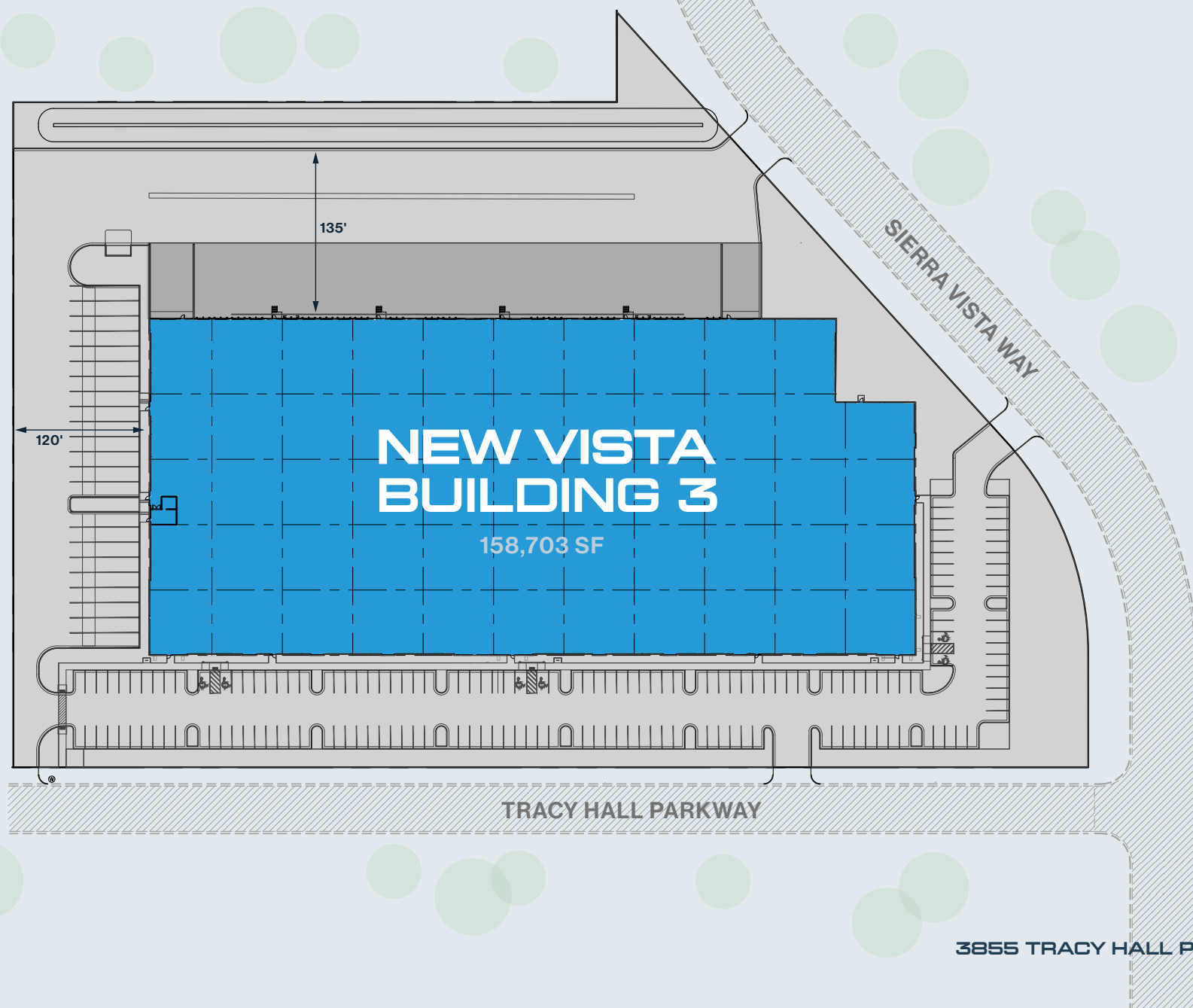
Drive in Doors
2



Power
3,000-amp 480/277 volt



SITE PLAN



NEARBY AND NOTABLE OCCUPANTS



ADT
pyvott.
Nestlé

INTERMOUNTAIN
NUTRITION

BUILT
Swig

ACTION
TARGET

ELEVATE
HEALTH SCIENCES

VOX LOGISTICS
OPERATIONS
FULFILLMENT
WENCOR
A HEBBRO COMPANY

SupraNaturals

PETIQ

Nestlé

WESTERN WATER WORKS
SUPPLY COMPANY
Ryder

NEW VISTA
BUILDING 3

spire
TACOMA GLASS
LAUNCH
FULFILLMENT

FLOWERVE

Little
Giant
Ladder Systems

PEPSI

W1400 N



3855 TRACY HALL PKWY 14



111 S Main St Suite 300, Salt Lake City, UT 84111
www.jll.com

INVESTMENT SALES ADVISORY

TODD TOROK

Managing Director
JLL Capital Markets
+1 801 738 2165
todd.torok@jll.com

DEBT ADVISORY

CHRIS GANDY

Senior Managing Director,
Salt Lake City Office Head
JLL Capital Markets
+1 415 276 6928
chris.gandy@jll.com

INDUSTRIAL LEASING

WICK UDY

Vice Chairman
JLL Brokerage
+1 801 456 9523
wick.udy@jll.com

BUSINESS DEVELOPMENT

TRISTAN RUH

Associate
JLL Capital Markets
+1 858 945 6664
tristan.ruh@jll.com

CULUM MILLS

Managing Director
JLL Brokerage
+1 801 456 9526
culum.mills@jll.com

SUPPORT

JACK SAFFORD

Analyst
JLL Capital Markets
+1 805 390 4909
jack.safford@jll.com

RHETT RASMUSSEN

Vice President
JLL Brokerage
+1 480 828 1528
rhett.rasmussen@jll.com

CHLOE JEONG

Senior Graphic Designer
JLL Capital Markets
+1 801 456 9529
chloe.jeong@jll.com