

Owner/User Opportunity For Sale

Danbury Corporate Park Building A

8851 S. Sandy Parkway | Sandy, UT 84070



Enjoy the benefits of being an owner/user and occupying between 6,246 RSF and 20,599 RSF (with future expansion options) while also receiving rental income from occupied spaces in a total 29,870 RSF building.

29,870 RSF

Jared Booth, SIOR, CCIM
Executive Vice President
+1 801 573 5959
jared.booth@colliers.com

Gwen Knight
Executive Vice President
+1 314 422 0467
gwen.knight@colliers.com



Executive Summary

On behalf of Beacon Danbury Corporate, LLC, Colliers is pleased to offer an owner/user opportunity for the 29,870 RSF Building A of Danbury Corporate Park in the thriving municipality of Sandy in Salt Lake County. An owner/user has the opportunity to occupy a portion of the building now while enjoying rental income from the remainder of the building under scenarios described below.

Danbury is a three-building corporate park conveniently located just off of I-15 at 9000 South in mid-Salt Lake County within the municipality of Sandy, approximately 15 minutes south of Salt Lake City Central Business District and 20 minutes from the Salt Lake International Airport. The total park consists of approximately 90,000 RSF in three equally-sized buildings of approximately 30,000 RSF each. Danbury A is the northernmost building within the park and is situated on 1.56 acres.

Danbury is located with an Opportunity Zone, making this an available investment for an Opportunity Zone Fund.

The property has been professionally managed since its original development in 1997. The roof was replaced in 2019 and is under a warranty with 15 years remaining.

Building A is a unique opportunity for an owner/user to currently occupy between 6,246 RSF and 20,599 RSF, while enjoying rental income on the remaining square footage.

Property Summary

| | |
|-------------------|---|
| Total Square Feet | 29,870 RSF |
| Land Size | 1.56 AC |
| Parking | 4/1,000 |
| Zoning | CR - PUD- Regional Commercial Opportunity Zone |
| Purchase Price | \$8,000,000 (\$268/RSF) |



Owner/User Options

Owner/User has options regarding owner/user occupancy:

Occupy 20,599 RSF
(14,353 RSF entire 1st floor plus 6,246 RSF 2nd floor southeast corner) and enjoy immediate monthly gross rental income from two second-floor tenants.

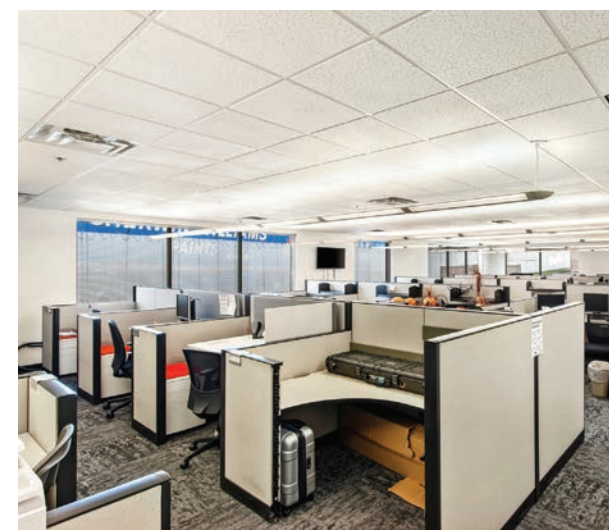
Occupy 6,246 RSF (2nd floor southeast corner) and enjoy immediate monthly gross rental income from three leased spaces.

Property Summary

| | |
|---------------------------------|--|
| Address | 8851 S. Sandy Parkway Sandy, UT 84070 |
| Use | Office |
| RSF | 29,870 |
| Levels | 2 |
| Elevators | 1 (hydraulic, US Elevator) |
| Year Built | 1997 |
| Acreage | 1.56 |
| Real Estate Tax Parcel # | 27-01-176-013-0000 |
| Real Estate Taxes 2023 | \$44,432.12 |
| Governing Municipality | Sandy, UT |
| Zoning | Opportunity Zone CR-PUD (Regional Commercial - Planned Unit Development District) |
| Property Manager | Colliers Real Estate Management |
| Construction Type | Concrete tilt up |
| Building Surface | Integral color concrete |
| Roof | |
| Rubber Membrane | 60-mil PVC single-ply membrane by Sika Sarnafil |
| Age of Roof | Roof replaced in 2019 20-year warranty |
| Air Conditioning | |
| # AC units | 5 rooftop |
| Capacity or Tons/unit | Two (2) 30-ton units; Two (2) 20-ton units; One (1) 1/4-ton unit |

| | |
|--------------------------------------|---|
| Heating Systems | |
| # of units | 1 |
| Boiler | 19.1 HP |
| Natural Gas | |
| Type | Variable Air Volume (VAV) System (36 VAV boxes) |
| Water Heaters | |
| # of units | 1 |
| Electric or Gas | Gas |
| Capacity | 100 gallon |
| Age of units | 1998 |
| Power | |
| Provider | Rocky Mountain Power |
| Single phase | Yes |
| Three phase | Yes |
| High power capacity | 800 Amp / 480 V / 3-phase |
| Other | UPS & generator backup (partial) |
| Natural Gas | |
| Provider | Dominion Energy |
| # meters | 1 |
| Meter sizes | 2 lb. |
| Security System | |
| External and internal access control | Per tenant (generally key card access to suites) |
| Parking | 4/1,000 Tenants have access to parking throughout park |

| | |
|-----------------------------------|---|
| Fire Suppression | |
| Wet or Dry | Wet for most of the building, dry for Verizon server room |
| Monitored system | Yes |
| Monitoring provider | Certified Fire Protection |
| Maintenance or comments | Inspected 2x per year |
| Communication Provider | Verizon/Comcast |
| Communication Type | Fiber/Cable/Wired for Cat 5 or 6 |
| Landscape Sprinkler System | Yes - automatic |
| Restrooms | Restrooms on both floors have been renovated |



Danbury Corporate Park

This property's location is second to none, conveniently located near numerous amenities, bus and rail public transit stops and immediately west of the 9000 South and I-15 interchange with over 45,000 and 195,000 ADT respectively.



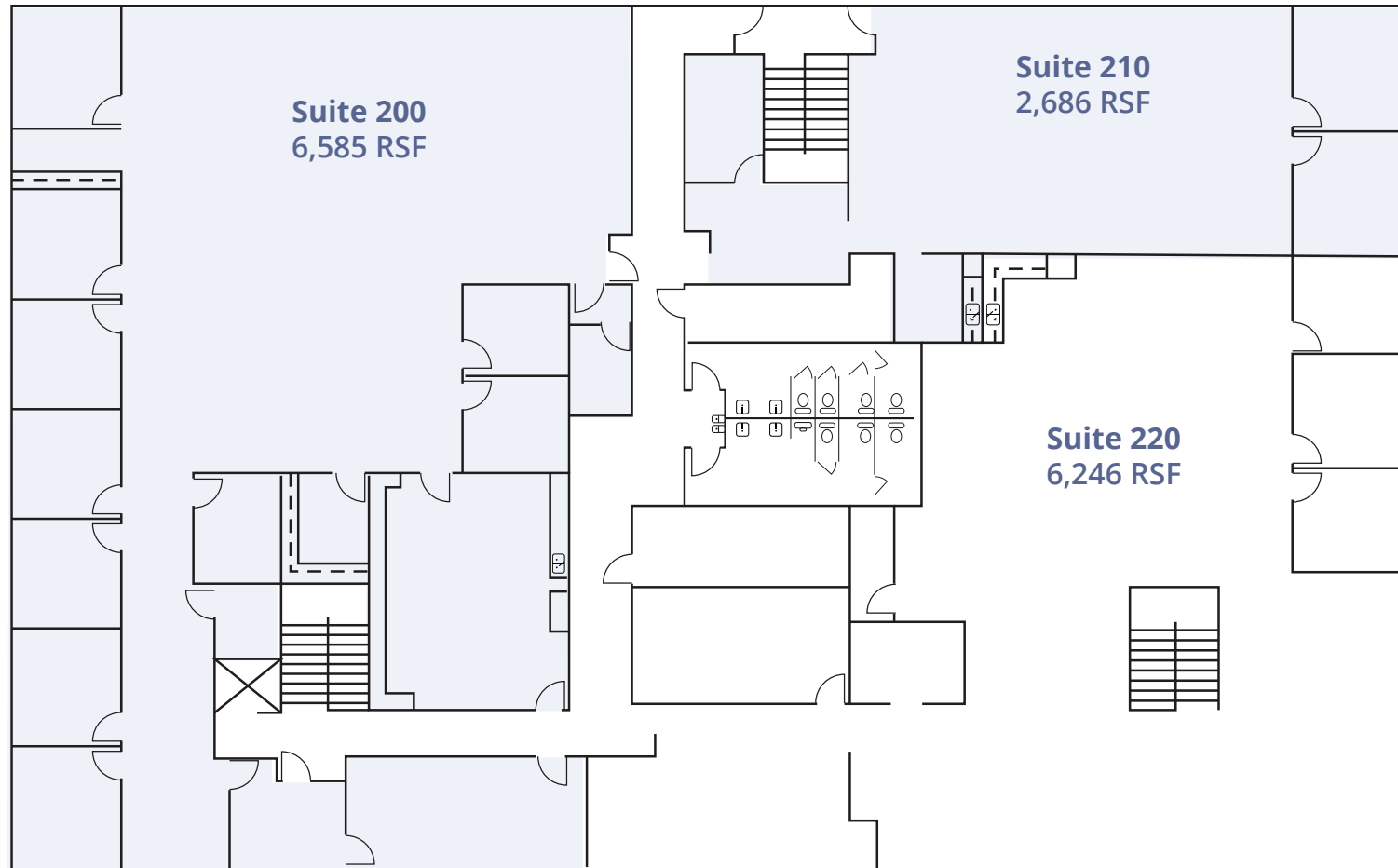
| Drive Time Destination | Minutes |
|--|---------|
| Salt Lake City's Central Business District | 15 |
| Salt Lake City International Airport | 20 |
| Silicon Slopes | 20 |



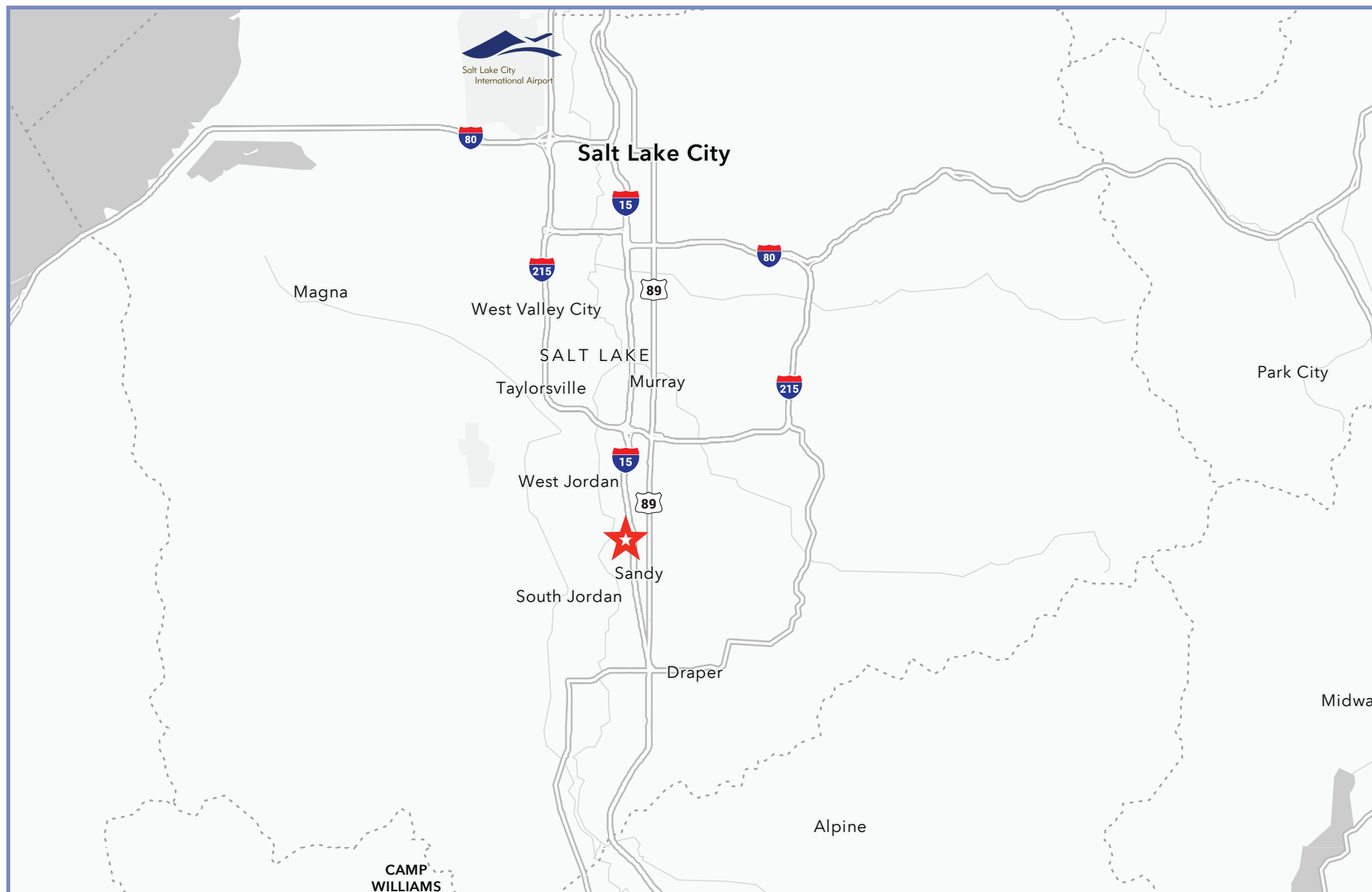
Level 1 - 14,353 RSF



Level 2 - 15,517 RSF



Area Map



Area Amenity Map





Sandy Overview

The city of Sandy is located south of Salt Lake City in Salt Lake County, just north of the “Point of the Mountain” that connects Salt Lake and Utah counties. Sandy is a thriving hub with many office and retail centers, and has many parks and open spaces. It is home to the Mountain America Expo Center, America First Field (home of MLS Real Salt Lake), Hale Centre Theatre, and the Sandy Amphitheater. It provides modern living with easy access to the Wasatch Mountains, just minutes away from countless outdoor recreation areas including skiing at a number of world-class ski resorts, some which will host events during the 2034 Olympic Games.

96,994

Population

\$159,072

Average Household
Income

\$118,420

Median Household
Income

37.3

Median Age

70%

Owner Occupied
Households

Yes, Utah!

Utah is a national leader in high job growth, low unemployment, low cost of doing business, and talented labor. The state regularly ranks among the best states for business, careers, living, health, and quality of life. Utah provides an array of employment opportunities in various industries and offers its residents numerous lifestyle options that range from quiet rural settings to thriving urban centers.

Utah is world-renowned for its bounty of public lands and year-round recreational opportunities ranging from mountain wilderness to desert landscapes. Utah has five national parks, six national forests, numerous state parks and recreation areas, and is home to "The Greatest Snow on Earth" with over a dozen ski resorts.



Population

96,994



Households

34,107



Avg Household
Size

2.83



Med Household
Income

\$118,420



Avg Household
Income

\$159,072

#1

Best Economic
Outlook

Rich States Poor States
(2024 - 17th year in a row)

#1

Best State to Start a
Business
WalletHub
(2024)

#1

Best State & Best
Economy
U.S. News & World Report
(2023)

SLC Intl Airport

#5

On-time flights and
departures in N. America
U.S. News & World Report
(2023)

Danbury Corporate Park Building A

8851 S. Sandy Parkway | Sandy, UT 84070

Jared Booth, SIOR, CCIM
Executive Vice President
+1 801 573 5959
jared.booth@colliers.com

Gwen Knight
Executive Vice President
+1 314 422 0467
gwen.knight@colliers.com

Colliers
111 S. Main St., Suite 2200
Salt Lake City, UT 84111
Main: +1 801 947 8300
colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s).

©2024. All rights reserved.