Computrol Building

1226 South 1480 West Orem, Utah

PREPARED BY:

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Video tour available

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Property Overview

The industrial property, located within Utah County's high growth marketplace, is a uniquely flexible, high quality building that is ideally suited for electronics production, research and development, contract manufacturing, food packaging or production, repackaging or other high intensity manufacturing uses.. The Commercial Manufacturing Zone it resides in provides a wide variety of approved uses. It is located in the well-established 200 acre Orem Center Business Park and adjacent to Utah Valley University, one of the largest and fastest growing Universities in the nation. This advantage provides access to a high number of quality temporary or part-time student workers and an opportunity to mentor and train-up your next generation of skilled and professional staff.
Easy access onto I-15 via the University Parkway exit and also 1 block west of Geneva Road makes this property a very transportation friendly site. Convenient walking distance to a variety of mass transit stops or hubs with both light rail and bus service within a short walking distance provides expanded workforce access from any city along the Wasatch Front.

Highlights:

- FOR SALE OR LEASE
- Sales Price: $3,895,000
- Lease Rate: $0.68/PSF/NNN
- LEASE AVAILABLE: April 01, 2018
- Year Built: 1995
- 2.1 Acres
- 32,733 Total SF
- Zoning:
  Commercial Manufacturing

PROPERTY FEATURES:

- 21' Clearance
- 1 Ground Level Door
- 2 Docks
- Fire Sprinklers
- 70 Parking Stalls with Additional Parking/ Outside Storage Area Available
- 3 Phase Power (1,300 KVA)
- Electrostatic Discharge Tiles (ESD) in Production Area
- Extensive Production wiring in Place (Drop Cords)
- Some Production and Office Area Convertible to Climate Controlled Warehouse

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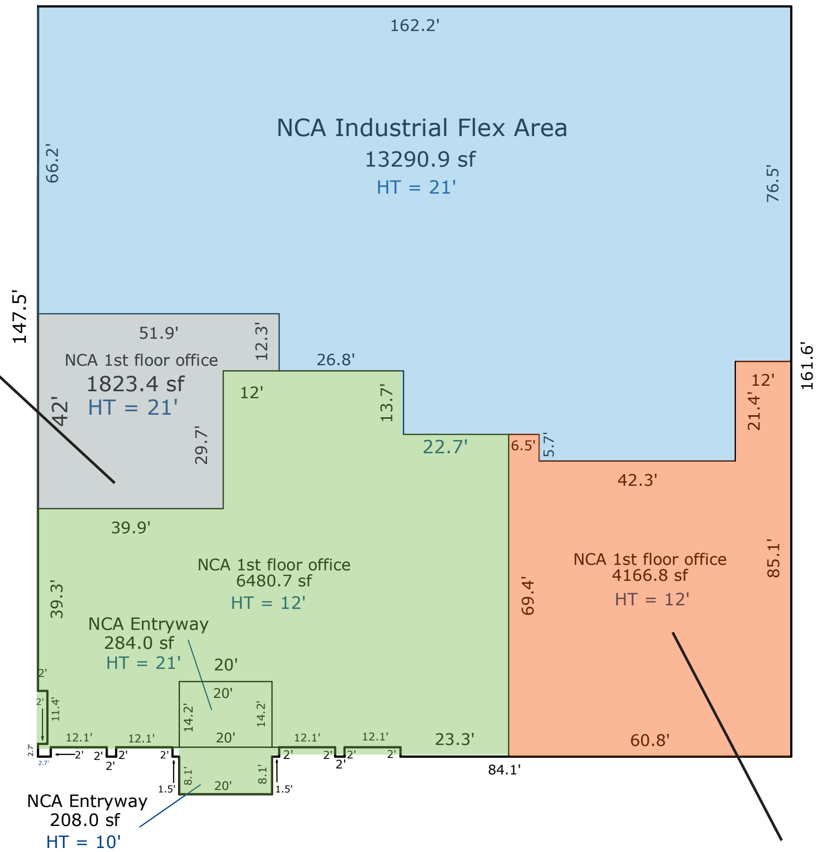
Property Site plan

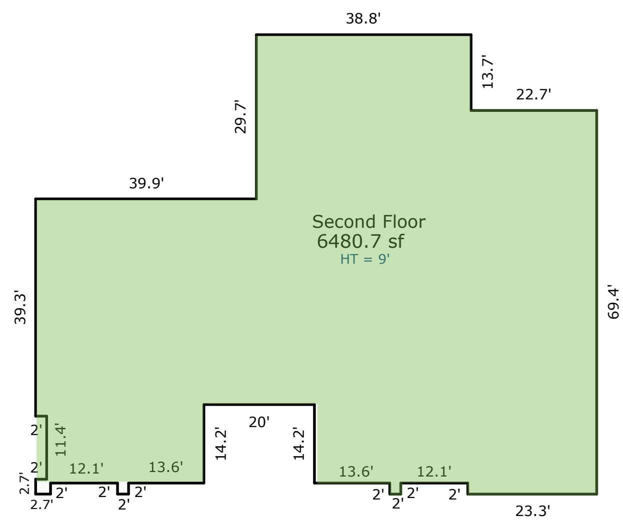
Site Plan First floor

Climate Controlled Area can be converted to warehouse or production



Climate Controlled Area can be converted to warehouse or production

Site Plan second floor



Square Footage Information

- 1st Floor Office: 6,972 SF
- 4,167 SF Climate Controlled Storage (Convertible)
- 1,823 Sq. Ft. of Climate Controlled Space (Convertible)
- Warehouse: 13,290 SF (Can be increased up to 19,200 SF) with conversion of space
- 2nd Floor Office: 6,480 SF
- Total Square Footage: 32,722 SF

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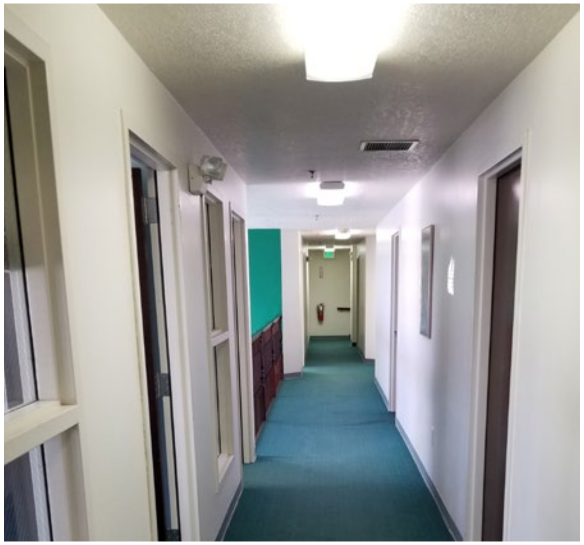

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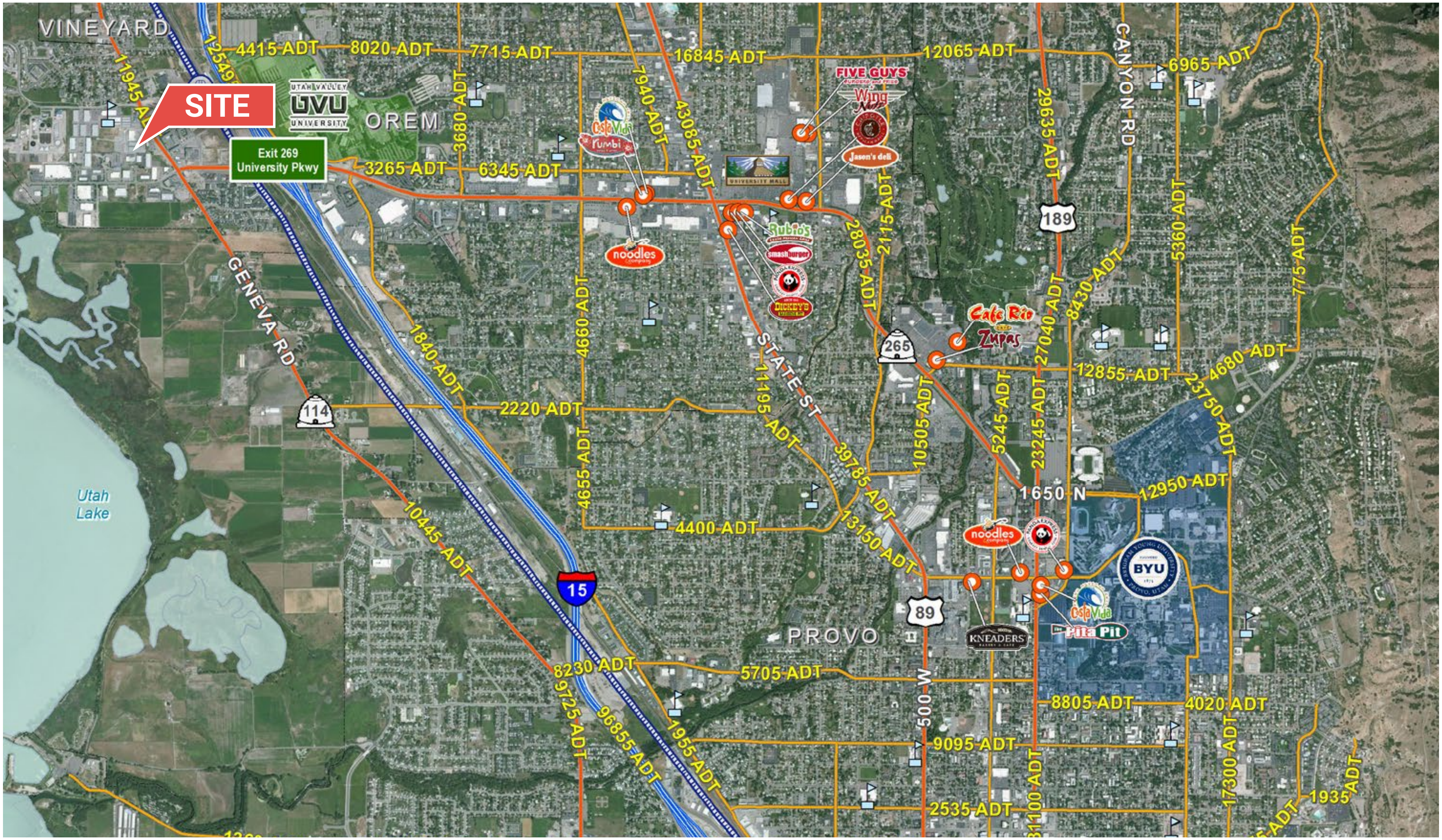

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Maps

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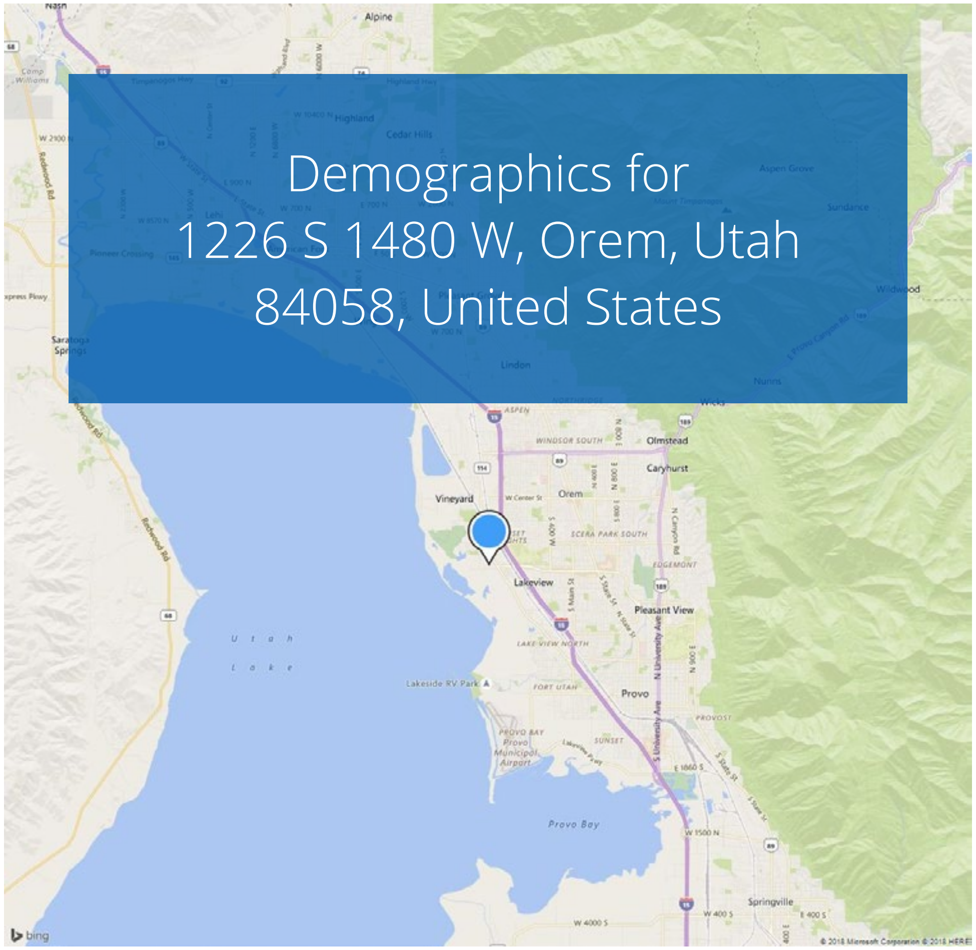
Demographics



Population

Population

	1-mi.	3-mi.	5-mi.
Total Population (US Census 2010)	5,859	60,950	178,103
Total Population (Current Year)	8,938	68,308	192,129
Total Population (Five Year Projection)	9,409	70,724	197,263
Adult Population (US Census 2010)	4,615	42,784	130,575
Adult Population (Current Year)	6,888	48,693	142,957
Adult Population (Five Year Projection)	7,227	50,367	147,208
% Female Population (US Census 2010)	49.85%	50.19%	50.27%
% Male Population (US Census 2010)	50.15%	49.81%	49.73%
% Female Population (Current Year)	49.41%	49.43%	49.89%
% Male Population (Current Year)	50.59%	50.57%	50.11%
% Female Population (Five Year Projection)	49.53%	49.51%	49.96%
% Male Population (Five Year Projection)	50.47%	50.49%	50.04%
Total Daytime Population	13,371	89,234	278,788
Population aged 16 and under (Children)	1,576	16,143	46,359
Daytime population (Age 16+)	11,795	73,090	232,429
Civilian 16+, at Workplace	8,262	40,122	127,078
Retired population (Age 65+)	266	5,357	13,187
Homemakers (Age 16+)	654	6,749	18,205

Population Mosaic (Current Year)

	1-mi.	3-mi.	5-mi.
% Power Elite	0%	0%	0%
% Flourishing Families	0%	7.05%	4.29%
% Booming with Confidence	0%	0.46%	8.47%
% Suburban Style	0%	9.58%	13.11%
% Thriving Boomers	0%	9.19%	4.59%
% Promising Families	30.82%	12.87%	6.3%
% Young City Solos	0%	0%	0%

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% Middle-class Melting Pot	0%	1.89%	3.12%
% Family Union	0%	0%	0%
% Autumn Years	0%	6.32%	3.96%
% Significant Singles	0%	0%	0.13%
% Blue Sky Boomers	0%	0%	0%
% Families in Motion	0%	0%	0%
% Pastoral Pride	0%	0%	0%
% Singles and Starters	69.18%	52.63%	54.35%
% Cultural Connections	0%	0%	0%
% Golden Year Guardians	0%	0%	0.57%
% Aspirational Fusion	0%	0%	0%
% Economic Challenges	0%	0%	0%
% Unclassified	0%	0%	1.13%

Age

	1-mi.	3-mi.	5-mi.
Median Age, Total	22.92	25.98	24.11
% Age 18+	77.06%	71.28%	74.41%
% Age 55+	6.79%	16.82%	15.27%
% Age 65+	3.33%	9.59%	8.43%

Ethnicity

	1-mi.	3-mi.	5-mi.
% White (2010 US Census, Not Hispanic/Latino)	89.62%	91.73%	91.94%
% Black/African American (2010 US Census, Not Hispanic/Latino)	1.52%	0.84%	0.69%
% American Indian & Alaska Native (2010 US Census, Not Hispanic/Latino)	0.74%	0.81%	0.71%
% Asian (2010 US Census, Not Hispanic/Latino)	2.95%	2.22%	2.61%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Not Hispanic/Latino)	1.57%	1.38%	1.2%
% Some other race (2010 US Census, Not Hispanic/Latino)	0.31%	0.23%	0.2%
% Two or more races (2010 US Census, Not Hispanic/Latino)	3.29%	2.79%	2.65%
% White (2010 US Census, Hispanic/Latino)	43.77%	43%	45.5%
% Black/African American (2010 US Census, Hispanic/Latino)	2.19%	0.68%	0.75%
% American Indian & Alaska Native (2010 US Census, Hispanic/Latino)	0.84%	1.72%	1.48%
% Asian (2010 US Census, Hispanic/Latino)	0.21%	0.19%	0.17%
% Native Hawaiian / Other Pacific Islander (2010 US Census, Hispanic/Latino)	0.09%	0.21%	0.21%
% Some other race (2010 US Census, Hispanic/Latino)	45.25%	48.1%	45.07%
% Two or more races (2010 US Census, Hispanic/Latino)	7.64%	6.09%	6.82%
% White (Current Year, Not Hispanic/Latino)	88.53%	90.24%	90.53%
% Black/African American (Current Year, Not Hispanic/Latino)	1.76%	1.07%	0.85%
% American Indian & Alaska Native (Current Year, Not Hispanic/Latino)	0.64%	0.88%	0.77%
% Asian (Current Year, Not Hispanic/Latino)	3.35%	2.74%	3.21%
% Native Hawaiian / Other Pacific Islander (Current Year, Not Hispanic/Latino)	1.64%	1.64%	1.41%
% Some other race (Current Year, Not Hispanic/Latino)	0.3%	0.23%	0.21%
% Two or more races (Current Year, Not Hispanic/Latino)	3.77%	3.19%	3.01%
% White (Current Year), Hispanic/Latino	43.97%	42.57%	44.81%
% Black/African American (Current Year, Hispanic/Latino)	2.26%	0.82%	0.85%
% American Indian & Alaska Native (Current Year, Hispanic/Latino)	0.83%	1.91%	1.64%
% Asian (Current Year, Hispanic/Latino)	0.17%	0.21%	0.19%
% Native Hawaiian / Other Pacific Islander (Current Year, Hispanic/Latino)	0.06%	0.36%	0.33%
% Some other race (Current Year, Hispanic/Latino)	45.21%	47.77%	45.12%
% Two or more races (Current Year, Hispanic/Latino)	7.5%	6.36%	7.06%
% White (Five Year Projection, Not Hispanic/Latino)	87.26%	89.24%	89.59%
% Black/African American (Five Year Projection, Not Hispanic/Latino)	1.93%	1.14%	0.89%
% American Indian & Alaska Native (Five Year Projection, Not Hispanic/Latino)	0.68%	0.92%	0.8%
% Asian (Five Year Projection, Not Hispanic/Latino)	3.7%	3.02%	3.52%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Not Hispanic/Latino)	1.73%	1.75%	1.48%
% Some other race (Five Year Projection, Not Hispanic/Latino)	0.31%	0.23%	0.22%
% Two or more races (Five Year Projection, Not Hispanic/Latino)	4.4%	3.7%	3.49%
% White (Five Year Projection, Hispanic/Latino)	43.27%	42.12%	44.47%
% Black/African American (Five Year Projection, Hispanic/Latino)	2.07%	0.78%	0.81%
% American Indian & Alaska Native (Five Year Projection, Hispanic/Latino)	0.74%	1.88%	1.59%
% Asian (Five Year Projection, Hispanic/Latino)	0.19%	0.19%	0.17%
% Native Hawaiian / Other Pacific Islander (Five Year Projection, Hispanic/Latino)	0.05%	0.36%	0.33%
% Some other race (Five Year Projection, Hispanic/Latino)	46.09%	48.17%	45.45%
% Two or more races (Five Year Projection, Hispanic/Latino)	7.59%	6.5%	7.18%

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Demographics

Housing & Households

Housing and Household's

	1-mi.	3-mi.	5-mi.
Land Area (Estimated Square Miles)	7.04	20.38	52.56
Total Housing Units (Current Year)	2,714	21,502	56,778
Total Households (Current Year)	2,594	21,186	55,747
Total Households (Five Year Projection)	2,790	22,347	58,254
Owner-Occupied: Owned with a mortgage or loan	1,125	8,377	20,301
Owner-Occupied: Owned free and clear	156	3,301	8,472
Renter-Occupied	1,313	9,509	26,974

Housing Value (Current Year)

	1-mi.	3-mi.	5-mi.
Housing Value < $10,000	1	112	232
Housing Value $10,000-$14,999	9	70	254
Housing Value $15,000-$19,999	26	122	249
Housing Value $20,000-$24,999	25	136	222
Housing Value $25,000-$29,999	1	97	116
Housing Value $30,000-$34,999	0	51	74
Housing Value $35,000-$39,999	0	33	40
Housing Value $40,000-$49,999	0	93	123
Housing Value $50,000-$59,999	1	79	92
Housing Value $60,000-$69,999	0	37	49
Housing Value $70,000-$79,999	1	82	157
Housing Value $80,000-$89,999	0	88	195
Housing Value $90,000-$99,999	9	110	229
Housing Value $100,000-$124,999	63	464	1,054
Housing Value $125,000-$149,999	118	774	1,619
Housing Value $150,000-$174,999	136	1,226	2,482
Housing Value $175,000-$199,999	159	1,449	3,092
Housing Value $200,000-$249,999	244	1,831	4,174
Housing Value $250,000-$299,999	158	1,720	4,350
Housing Value $300,000-$399,999	201	1,649	4,799
Housing Value $400,000-$499,999	95	784	2,623
Housing Value $500,000-$749,999	31	429	1,559
Housing Value $750,000-$999,999	2	117	522
Housing Value $1,000,000 or more	0	127	466
Total Owner-occupied housing units (OOHU)	1,281	11,678	28,773

Income

	1-mi.	3-mi.	5-mi.
Per Capita Income (2010 US Census, based on Total Population)	$16,764	$20,044	$19,263
Per Capita Income (Current Year, based on Total Population)	$18,548	$21,324	$20,790
Per Capita Income (Five Year Projection, based on Total Population)	$21,092	$25,120	$24,454
Average (Mean) Household Income (Current Year)	$58,416	$67,910	$69,285
Median Household Income (Current Year)	$51,121	$53,216	$51,164

% Households by Income (Current Year)

	1-mi.	3-mi.	5-mi.
% Household Income < $10,000	6.74%	4.84%	5.96%
% Household Income $10,000-$14,999	4.84%	4.72%	5.83%
% Household Income $15,000-$19,999	4.35%	4.75%	5.22%
% Household Income $20,000-$24,999	5.71%	4.73%	6.36%
% Household Income $25,000-$29,999	4.62%	4.39%	4.88%
% Household Income $30,000-$34,999	5.7%	6.62%	5.71%
% Household Income $35,000-$39,999	4.27%	5.14%	5.06%
% Household Income $40,000-$44,999	5.57%	6.15%	5.31%
% Household Income $45,000-$49,999	6.71%	5.52%	4.64%
% Household Income $50,000-$59,999	12.4%	9.07%	8.41%
% Household Income $60,000-$74,999	10.89%	11.07%	10.31%
% Household Income $75,000-$99,999	17.75%	14.62%	13.18%
% Household Income $100,000-$124,999	5.11%	8.68%	7.75%
% Household Income $125,000-$149,999	2.74%	4.38%	4.49%
% Household Income $150,000-$199,999	0.83%	2.74%	3.65%

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% Household Income $200,000-$249,999	1.6%	1.47%	1.64%
% Household Income $250,000-$499,999	0.11%	0.75%	1.01%
% Household Income $500,000+	0.06%	0.36%	0.6%

Education (Current Year)

Education

	1-mi.	3-mi.	5-mi.
College undergraduate	2,714	9,653	45,683
Graduate or prof school	190	1,502	3,844

Educational Attainment

	1-mi.	3-mi.	5-mi.
No schooling completed	10	102	509
Nursery to 4th grade	7	79	194
5th and 6th grade	37	683	1,282
7th and 8th grade	6	240	514
9th grade	21	282	676
10th grade	12	383	929
11th grade	35	541	1,215
12th grade, no diploma	38	523	1,344
High school graduate, GED	286	5,810	14,347
Some college, <1 year	348	2,760	6,166
Some college, 1+ years	878	7,643	19,022
Associate's degree	573	4,219	9,102
Bachelor's degree	1,020	8,827	23,135
Master's degree	208	2,583	7,172
Professional school degree	51	538	1,518
Doctorate degree	12	614	2,208

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Employment and Occupation

Employment and Occupation

	1-mi.	3-mi.	5-mi.
Total Civilian employed population aged 16+ (2010 US Census)	3,222	27,959	82,964
Total Civilian employed population aged 16+ (Current Year)	5,076	33,420	95,271
Total Civilian employed population aged 16+ (Five Year Projection)	5,359	34,777	98,823

% Employment by Industry (2010 US Census)

	1-mi.	3-mi.	5-mi.
% Armed Forces (2010 US Census)	0%	0%	0%
% Civilian, Employed (2010 US Census)	90.67%	92.7%	92.45%
% Civilian, Unemployed (2010 US Census)	9.33%	7.3%	7.55%
% Not in Labor Force (2010 US Census)	24.68%	32.33%	33.83%
% Armed Forces (Current Year)	0%	0%	0%
% Civilian, Employed (Current Year)	96.47%	96.89%	96.76%
% Civilian, Unemployed (Current Year)	3.53%	3.11%	3.24%
% Not in Labor Force (Current Year)	25.52%	31.65%	33.47%
% Armed Forces (Five Year Projection)	0%	0%	0%
% Civilian, Employed (Five Year Projection)	96.45%	96.9%	96.77%
% Civilian, Unemployed (Five Year Projection)	3.55%	3.1%	3.23%
% Not in Labor Force (Five Year Projection)	25.05%	31.15%	32.92%

Transportation to Work (Current Year)

	1-mi.	3-mi.	5-mi.
Total Workers 16+	5,076	33,420	95,271
Car, truck, or van	4,512	29,712	77,576
Public transport (not taxi)	121	745	2,445
Worked at home	224	1,660	5,096

Travel Time to Work (Current Year)

	1-mi.	3-mi.	5-mi.
< 5 minutes	88	1,170	4,013
5-9 minutes	723	5,301	17,212
10-14 minutes	1,686	8,958	23,010
15-19 minutes	969	7,032	19,200
20-24 minutes	540	3,287	10,336
25-29 minutes	187	1,034	2,964
30-34 minutes	238	1,681	4,960
35-39 minutes	59	330	858
40-44 minutes	25	454	1,309
45-59 minutes	173	1,505	3,199
60-89 minutes	156	711	2,071
90+ minutes	9	297	1,043

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Consumer Expenditures (Current Year)

Consumer Expenditures

	1-mi.	3-mi.	5-mi.
Total Alcoholic beverages	$750,770	$6,524,625	$16,468,156
Total Apparel and services	$4,060,139	$34,237,740	$90,414,171
Total Cash contributions	$8,976,669	$87,821,166	$224,126,108
Total Education	$4,319,067	$29,564,561	$80,623,564
Total Entertainment	$8,137,133	$76,914,974	$196,407,419
Total Food	$17,347,888	$147,410,683	$378,311,596
Total Gifts	$2,142,037	$18,542,632	$50,114,861
Total Healthcare	$10,470,896	$103,980,926	$261,315,528
Total Housing	$39,188,477	$339,714,827	$870,370,182
Total Miscellaneous	$1,843,014	$18,373,624	$45,935,715
Total Personal care products and services	$1,540,369	$13,917,296	$36,235,759
Total Personal insurance and pensions	$14,720,144	$133,691,012	$340,227,070
Total Reading	$375,502	$3,736,991	$9,188,762
Total Tobacco products and smoking supplies	$715,683	$5,856,230	$14,967,947
Total Transportation	$26,337,870	$230,158,026	$600,267,601

Retail Demand by Store Type

	1-mi.	3-mi.	5-mi.
Total Retail Demand	$108,020,089	$948,511,551	$2,451,356,099
Building Material & Garden Equipment & Supply Dealers	$4,838,098	$51,018,399	$133,442,711
Clothing & Clothing Accessories Stores	$4,662,678	$40,001,357	$105,677,226
Electronics and Appliance Stores	$2,128,119	$17,930,457	$46,022,717
Food & Beverage Stores	$14,575,340	$124,965,676	$320,961,740
Food Services & Drinking Places	$11,188,823	$95,609,635	$243,890,371
Furniture & Home Furnishings Stores	$2,012,427	$17,444,169	$44,672,567
Gasoline stations	$8,314,167	$70,839,682	$182,126,255
General Merchandise Stores	$13,995,329	$120,420,431	$309,590,072
General Merchandise, Apparel and Accessories, Furniture and Other Sales	$27,057,484	$232,063,472	$597,952,711
Health & Personal Care Stores	$6,115,381	$57,268,322	$146,305,835
Miscellaneous Store Retailers	$2,510,201	$22,561,455	$57,066,400
Motor Vehicle & Parts Dealers	$22,554,318	$199,982,805	$527,054,467
Nonstore retailers	$11,525,117	$99,995,109	$257,213,326
Sporting Goods, Hobby, Musical Instrument, and Book Stores	$3,600,092	$30,474,056	$77,332,412

Business Summary by SIC

	1-mi.	3-mi.	5-mi.
Agriculture, Forestry, & Fishing (01-09)	5	41	86
Construction (15-17)	30	191	400
Finance, Insurance, & Real Estate (60-69)	13	293	790
Manufacturing (20-39)	36	174	363
Mining (10-14)	0	2	5
Public Administration (90-98)	4	28	84
Retail Trade (52-59)	26	535	1,181
Services (70-89)	91	1,238	3,322
Transportation, Communications, Electric, Gas, & Sanitary Services (40-49)	12	108	256
Wholesale Trade (50-51)	24	175	309

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Utah County Industrial Market Information 4Q

Industrial Market Overview
Utah County

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INDUSTRIAL

Overall Market Information 4Q 2017

Average Lease Rates	Net Absorption	Average Vacancy Rates	Under Construction
$.63 NNN	+574K SF	2.60%	1.1M SF

Arrows indicate changes based on year-over-year3Q

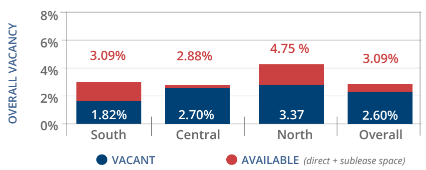
Market Forecast

The Utah County industrial market continued to experience an increased need for quality industrial space even with 767,658 square feet of new product reaching completion in 2017. A few large, build-to-suit projects were underway as of year-end 2017, but not enough to create a healthy vacancy rate for tenants looking for quality industrial space. At the end of 2017 there was 1,182,524 square feet of industrial space under construction, with more facilities scheduled to break ground in the next few years.

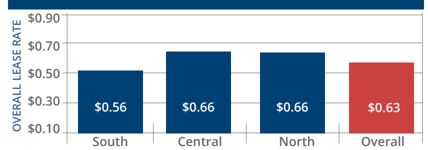
The current scheduled construction will only give minimal relief once completed to the continued demand for more industrial space in Utah County. Asking lease rates also increased due to the continued pressure for additional industrial space in Utah County. Lease rates went from $.46 NNN at the end of 2016 to $.63 NNN at the end of 2017. Vacancy rates decreased from 3.44 percent to 2.60 percent overall. Vacancy rates at this level, cause a forced reduction in activity as there are minimal options for industrial tenants. Utah County poses a big challenge for tenants looking to grow and expand in Utah County.

Older facilities in the market that have not been upgraded are becoming functionally obsolete, as tenants require dock-high doors, higher ceilings and improved space to sustain manufacturing and distribution. Vacancy rates will continue to be substantially low once these properties are completed. Activity remained relatively unchanged in Utah County, with net positive net absorption at 574,188 square feet by the end of 2017. However, even with such strong demand, most developers seem to hesitate to grow their industrial footprint due to trends of increasing cost for land and construction.

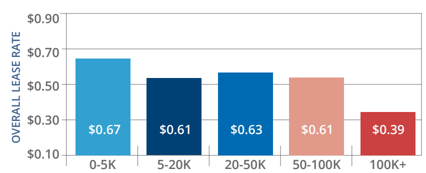
Vacant vs. Available by Quadrant



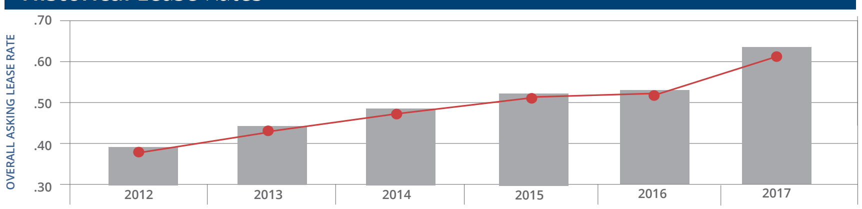
Asking Lease Rate by Quadrant



Asking Lease Rate by Building Size



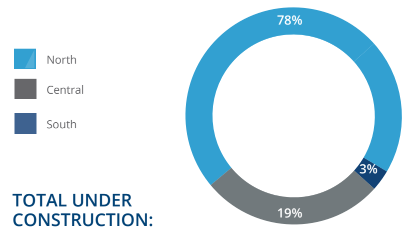
Historical Lease Rates



Utah County Industrial Market 4Q 2017

QUADRANT	BUILDINGS	TOTAL BUILDING SF	AVAILABLE SF	LEASE RATE NNN	SUBLEASE SF	VACANCY	NET ABS
Central	503	12,459,920	358,282	$0.66	2,050	2.70%	279,836
North	275	10,715,881	508,844	$0.66	28,317	3.37%	187,271
South	219	11,921,608	219,022	$0.56	1,680	1.82%	107,081
OVERALL	997	35,097,409	1,086,148	$0.63	32,047	2.60%	574,188

Construction Update



TOTAL UNDER CONSTRUCTION: 1,108,414 SF

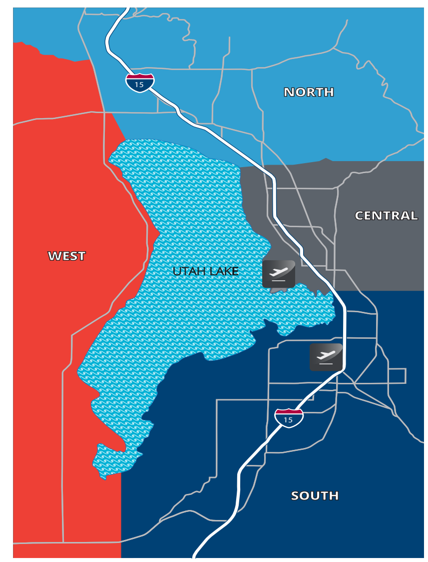
The North quadrant of Utah County continues to be the ideal location for growth as residential unit construction and other commercial ventures continue to thrive in this sector. Reasonable prices for land parcels suitable for industrial development continues to be scarce. Significant construction activity includes the following projects:

Significant Construction

BLDG NAME	SIZE SF	QUADRANT	EXPECTED FINISH DATE	TYPE
North Point 2	206,000	North	4Q-2017	Spec
DoTerra Warehouse Expansion	200,000	North	1Q-2018	Owner/User
2499 W 700 S	215,000	South	1Q-2018	Spec
850 S Mill Pond Dr	98,000	North	4Q-2017	Build-to-Suit
351 E 1750 N	60,000	Central	2Q-2018	Spec
735 S Automall Dr.	57049	North	2Q-2017	Build-to-Suit

Significant Lease Deals 2017

BUILDING NAME	SIZE SF	TENANT NAME	QUADRANT
Banta Building	80,000	Blue Moon Acq.	Central
Granite Seed	53709	Ferguson Enterprises	North
Lindon Tech Center A & B	32,636	IdealShape, LLC	North
Vivint Industrial Complex	30,000	Critical Process Systems	North
Vineyard Industrial	24,115	Noah Corporation	Central



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Utah County Industrial Market Information 4Q

Industrial Market Overview
Salt Lake County

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INDUSTRIAL

Overall Market Information 4Q 2017

Average Lease Rates	Net Absorption	Average Vacancy Rates	Under Construction
$ .49 NNN	+3.9M SF	4.32%	4.35M SF

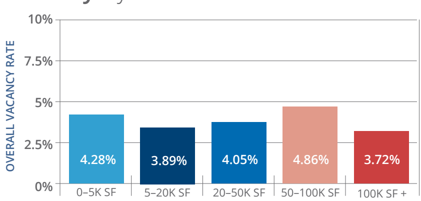
Arrows indicate changes based on year-over-year 4Q

Market Overview

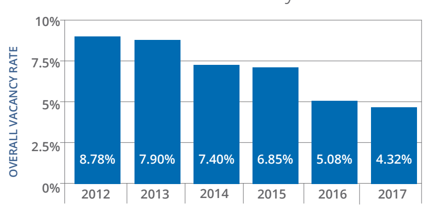
Construction activity reached record high levels of just over 5 million square feet of new industrial space recorded at year end 2017. Continued development of spec and owner/user big-box product has been a trend in the last few years with significant amounts of the new construction located near the Salt Lake City airport. Notably construction cost continues to climb with announcements of a $3 billion international airport expansion, $1 billion state prison relocation, 2.3 million square feet of office buildings, a 1,000,000-square-foot Amazon fulfillment center, a 750,000-million-square-foot UPS hub, a 300,000 million-square-foot Stadler Rail manufacturing facility. These are just a few of projects causing an increase to construction cost due to the large demand for labor in the construction market sector.

The Salt Lake County Industrial market achieved another year of increased lease rates due to the upward pressure of industrial demand. Small to mid-box spaces experienced a significant increase in asking lease rates due to a continued lack of availability of the 5,000 to 25,000 square feet space. Lease rates in the Salt Lake County industrial market increased from $.47 NNN at the end of 2016 to $.49 at the end of 2016. Vacancy rate trends continued to decline from 5.08 percent in 2016 to 4.32 percent the following year. Surprisingly, vacancy rates did not increase once the 1,772,683 square feet of new construction was completed, as Salt Lake tenants expanded into new industrial space at a consistent pace. At the end of 2017, the Salt Lake County market had 4,354,883 square feet of space scheduled for completion by year-end 2018, with the majority of the industrial space under construction located in the northwest location near the Salt Lake City airport. Landlords of newly completed industrial product stayed competitive, offering lease rates just slightly higher than the overall market average.

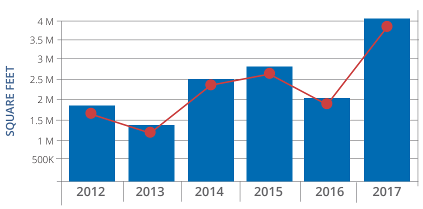
Vacancy by Size



Overall Historical Vacancy Rates



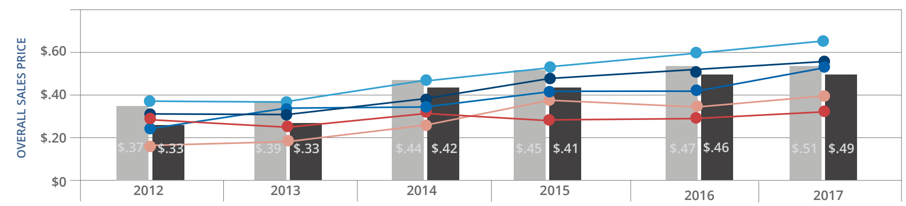
Historical Construction SF



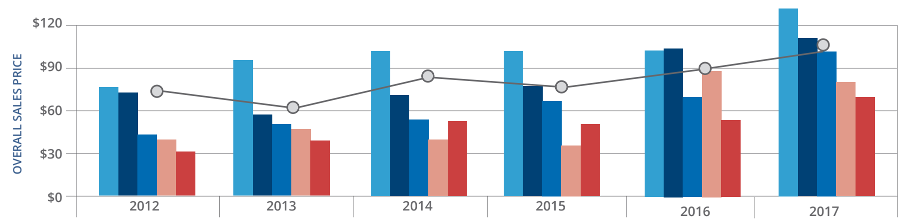
Industrial Notable Lease Activity

TENANT	QUADRANT	SIZE (SF)	LEASE TYPE
Excel Inc	NW	185,796	New
Alpha Plastics of Utah, LLC	CW	159,924	New
East Penn Manufacturing	NW	159,201	New
Sun Products	NW	157,324	New
VMI Nutrition, Inc.	NW	136,000	New

Historical Asking vs. Achieved Lease Rates



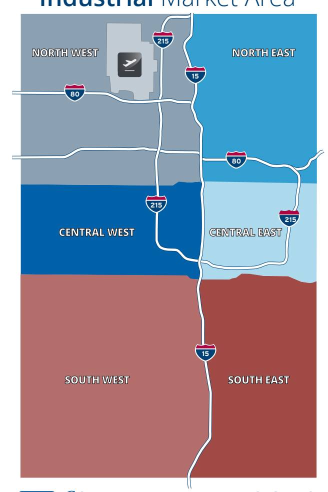
Historical Asking Sales SF



Industrial Market Overview

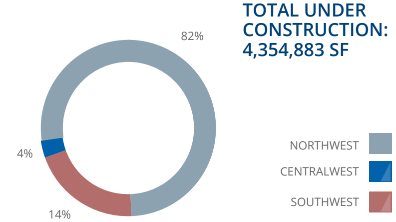
OVERALL	INVENTORY (SF)	VACANT RATE	ASKING SALE PRICE	ASKING LEASE RATE
0-5K	4,680,738	4.28%	$125.39	$0.58
5-20K	22,376,059	3.89%	$105.78	$0.52
20-50K	29,759,120	3.38%	$98.15	$0.47
50-100K	20,617,620	4.86%	$86.23	$0.40
100K+	61,553,306	3.41%	$66.51	$0.38
OVERALL	**138,986,843**	**3.97%**	**$96.41**	**$0.49**

Industrial Market Area



Current Construction Location

TOTAL UNDER CONSTRUCTION: 4,354,883 SF



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