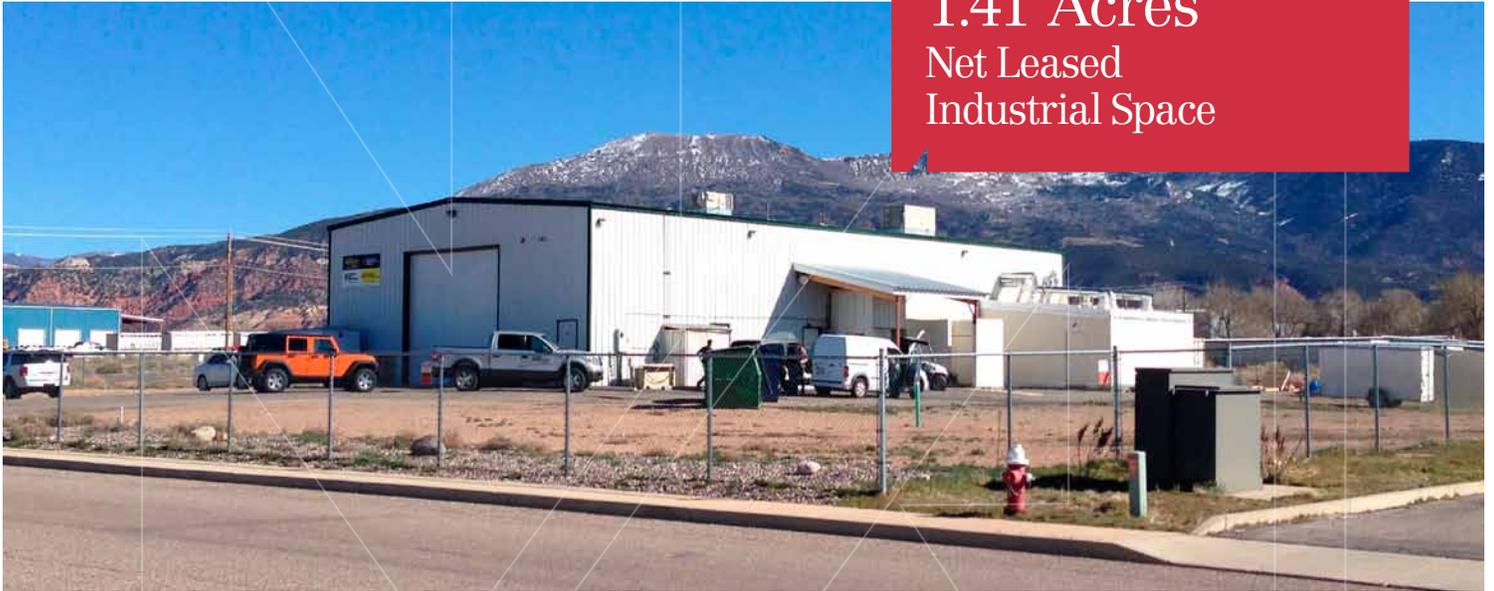


For Sale  
**8,907 SF**  
**1.41 Acres**  
 Net Leased  
 Industrial Space



## 2113 W 850 N

Cedar City, Utah 84721

### Property Features

- Sale-Leaseback with a Monthly NNN Payment of \$8,667
- Property Includes 6,091 SF of Buildings and Approximately 2,816 SF of Mezzanine Space
- Built in 2002
- Fully fenced yard
- Hobby rocket manufacturing facility
- Tenant has been in business for 32 years
- Absolute net lease, 10 year minimum term with 10% rent increases every 5 years.
- CAP Rate 8.0%
- **DO NOT DISTURB TENANT  
 BUSINESS NOT FOR SALE**



TOTAL SF	8,907 SF
BUILDING	6,091 SF
MEZZANINE	2,816 SF
ACRES	1.41 AC

For more information:

**Neil Walter, CFA, MBA**

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**Abraham Thiombiano**

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SALE PRICE - ~~\$1,500,000~~  
**\$1,299,000**

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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[naiutahsouth.com](http://naiutahsouth.com)

For Sale

2113 W 850 N  
Cedar City, Utah

<b>Building Address:</b>	2113 West 850 North Cedar City, UT 84721
<b>Acres:</b>	1.41
<b>Building SF:</b>	8,907± - Approximately 5,506 SF building with 2,816 SF mezzanine and out buildings of approximately 585 SF
<b>Year Built:</b>	2002
<b>Facility Use:</b>	Hobby rocket propellant and motor manufacturing facility
<b>Special Improvements:</b>	The facility was acquired in 2002. The tenant invested over \$850,000 in improvements to make sure the facility was compliant with all federal and state standards for manufacturing rocket engines.
<b>Price:</b>	\$1,299,000 Sale lease-back
<b>Absolute Net Lease:</b>	\$8,662/month - \$104,004/year
<b>CAP Rate:</b>	8.0%
<b>Term:</b>	10 years with options to extend
<b>Rent Increases:</b>	10% every 5 years

Tenant is responsible for utilities, property taxes, insurance, maintenance, and all other expenses associated with the building. This is a new absolute net lease.

**Tenant:** AeroTech Division of RCS Rocket Motor Components, Inc.  
www.aerotech-rocketry.com  
Founded in 1982

**About the Tenant:** AeroTech develops specialized composite propellant hobby rocket motors. They are the largest supplier of advanced rocket motors for the hobby rocket market in the “D” through “G” power range. They relocated their manufacturing facilities from Las Vegas to Cedar City, Utah in 2002.

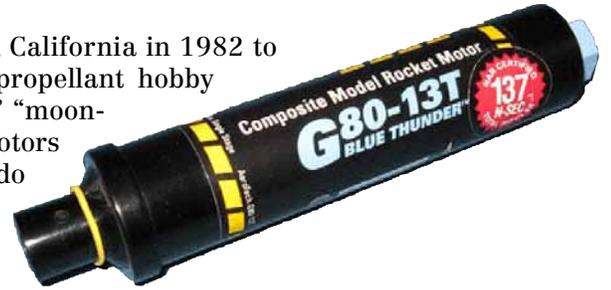
AeroTech’s composite propellant rocket motor can produce up to three times the power for the same propellant weight compared with conventional black powder. In addition, AeroTech’s propellant technology permits the creation of rocket motors with performance characteristics and sound and visual effects not possible with traditional black powder technology.

Their rocket motors have been featured in motion pictures such as “Iron Eagle”, Delta Force 2”, “Tank Girl”, “Star Trek: Generations,” “Tomorrow Never Dies,” and “October Sky”. They also supply rocket motors to educational institutions and have been featured in National Geographic , on PBS, on “Junkyard Wars” and on “MythBusters”.

About  
**AeroTech**  
Tenant Information



AeroTech was founded by Gary Rosenfield in Sacramento, California in 1982 to develop, manufacture and market specialized composite propellant hobby rocket motors. The first motors offered included the “G30” “moon-burning” motor and “E6” and “F10” long-burning contest motors which were later sold through Apogee Components of Colorado Springs, CO. Sales were by mail-order and “rocket product only” dealers that typically operated at hobby rocket launch sites.



In 1985, Gary co-founded Industrial Solid Propulsion (ISP), Inc. with Daniel Meyer to design and manufacture composite propellant rocket motors for aerospace, military and industrial applications. 1985 also marked the year that AeroTech and ISP first moved their facilities to Las Vegas and in 1987 they moved again to an industrial complex at 1955 South Palm St.

By 1988 AeroTech had established itself as the largest supplier of technically advanced rocket motors for the hobby rocket market. In 1989, AeroTech acquired the assets of Enertek, Inc., a Phoenix, AZ-based model rocket company that sought to enter the “E” through “G” power portion of the model rocket market. Also in 1989, AeroTech was acquired by ISP in a transaction that brought Paul Hans, an Enertek co-founder and model rocket pioneer, into the company.

After the acquisition, AeroTech began to design and develop an advanced line of rocket kits, ground support equipment, igniters and propellant formulations for the “E” through “G” segment of the hobby rocket market. These products were designed to be innovative, durable, easy to assemble with precision, of high quality and with large-rocket adult appeal. AeroTech received a number of patents for these design innovations. The new products first began to be introduced at the end of 1989.



In 1990, AeroTech debuted the revolutionary “RMS™” or Reloadable Motor System™ to the high-power (initially “H” through “K” class) hobby rocket motor market, under the ISP trade name. The RMS was partly based on work that had been performed by ISP during the development of man-rated parachute extraction systems for light aircraft. RMS, then a breakthrough technology, consists of a reusable aluminum alloy casing and separate solid propellant “reload kits”. For the first time, hobbyists could fly their rockets for about 1/2 the cost per flight of single-use motors. In 1991, the reloadable motor concept was expanded to include the model rocket portion of the market as well.

In 1995, AeroTech introduced its “RMS/Hybrid™” line of hybrid rocket motors to the high-power rocket motor market. These nitrous oxide and cellulose-fueled reloadable motors offered an alternative to the traditional solid propellant technology and have a per-flight cost of about 1/2 that of solids. AeroTech received a patent for the pyrotechnic valve technology used in the RMS/Hybrid motor in 1996.

About  
**AeroTech**  
Tenant Information

In November 1999, AeroTech was acquired by RocketAdventure, an investment partnership formed by Ken Biba, Dr. Michael Reiner and John Coker, and later joined by Dirk Gates.

In 2000, AeroTech announced two major upgrades to its line of high power RMS motors, the RMS-Plus™ advanced delay sealing system and the FirstFire™ two-lead igniter. AeroTech and Dr. Franklin Kosdon revealed that an agreement was reached whereby AeroTech would manufacture the Kosdon TRM™ line of reloadable motors under an exclusive licensing arrangement. AeroTech expanded its website to include instructional videos in QuickTime format to assist customers in the assembly of its products. In addition, AeroTech announced the upcoming availability of its new Redline™ propellant formulation.

In April of 2004, the intellectual and physical assets of AeroTech and ISP were purchased by RCS Rocket Motor Components (RCS), Inc., a Utah corporation. RCS initiated the manufacturing of AeroTech and ISP products under the “AeroTech Consumer Aerospace”, “Econojet”, “Kosdon by RCS”, “Industrial Solid Propulsion” and “ISP” brand names.

In July 2013 RCS completed a corporate merger with Quest Aerospace, Inc., a leading manufacturer of model rocket kits, motors and ground support equipment in the ‘A’ through ‘C’ power range.

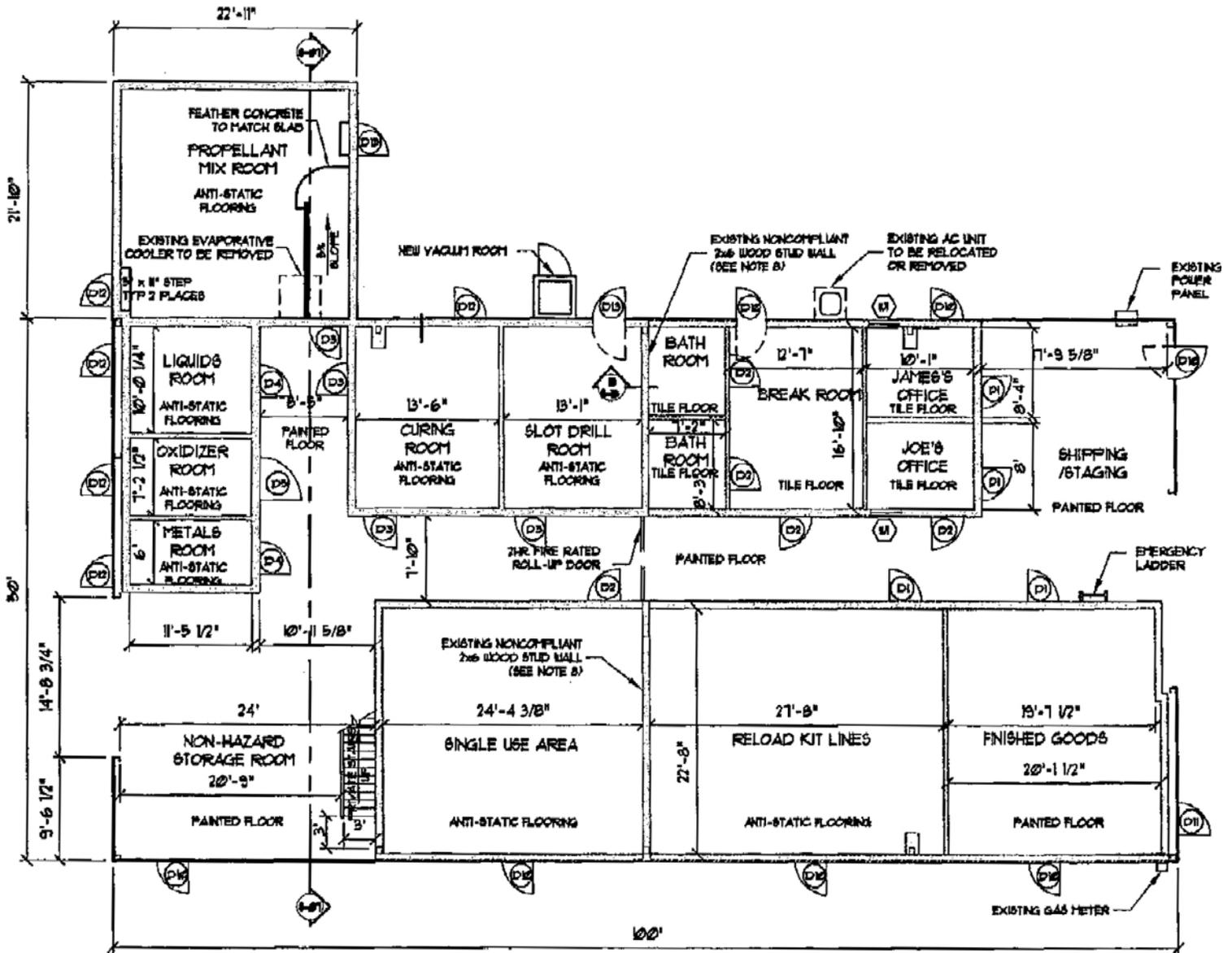
AeroTech has been producing rocket motors for the motion picture special effects industry since the early 1980’s. AeroTech rocket motors have been featured in numerous motion pictures since then, and you can look for them in “Iron Eagle”, Delta Force 2”, “Tank Girl”, “Star Trek: Generations,” “Tomorrow Never Dies,” and “October Sky”. AeroTech also supplies rocket motors to educational institutions and rocket parts to other hobby rocket kit manufacturers. AeroTech kits and motors have been featured in a National Geographic article and PBS television show on thunderstorm research, a Travel Channel special on Ray Halm’s “Aries” project, a “Junkyard Wars” episode and a Discovery Channel “Mythbusters” program on the legend of Wan Hu.



The core strength of AeroTech’s product line is its composite propellant rocket motor technology. Compared to conventional black powder propellant, composite propellant can produce up to three times the power for the same propellant weight. In addition, composite propellant technology permits the creation of rocket motors with performance characteristics and sound and visual effects not possible with black powder propellant technology.

Since its founding in 1982, AeroTech has grown to become the largest supplier of “D” through “G” power composite model rocket motors, mid-power rocket kits and related products and “H” through “N” high power rocket motors in the world.

For Sale  
 2113 W 850 N  
 Cedar City, Utah



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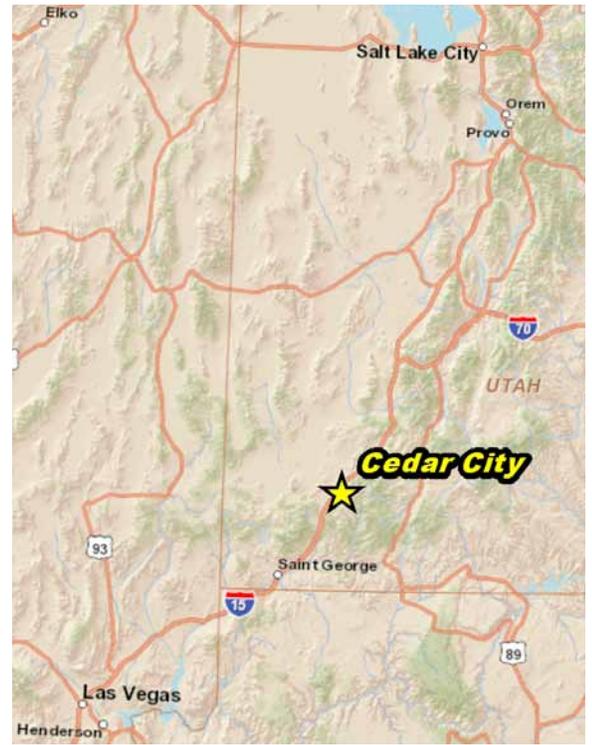
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**NAI**Utah South

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For Sale  
2113 W 850 N  
Cedar City, Utah

SUU

Brian Head

Cedar City

## Driving Distance to Major Cities from Property

SALT LAKE CITY, UT 256 miles

LAS VEGAS, NV 175 miles

DENVER, CO 592 miles

LOS ANGELES, CA 444 miles

SAN FRANCISCO, CA 754 miles

PHOENIX, AZ 395 miles

## Location Information

IRON COUNTY was originally named Little Salt Lake Valley, and renamed for the iron mines west of Cedar City. Cedar City has earned the distinction of being Festival City, USA due to the incredible theatrical and cultural offerings, like the Utah Shakespearian Festival, Neil Simon festival, American Children's Christmas Festival and the Cedar City Livestock Fest.

Southern Utah University is a dynamic teaching and learning community inspired by its unique natural surroundings. As Utah's designated public liberal arts and sciences university, SUU engages students in a personalized and rigorous experiential education, empowering them to be productive citizens, socially responsible leaders, and lifelong learners. SUU currently houses four colleges and two professional schools.

For more information:

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- POPULATION: Iron County - 43,424
- ECONOMY: Median Income - \$39,914 / Cost of Living Index - 93.5 / Median age - 24.2
- HOUSING: Median house value of \$220,705

[CLICK HERE FOR MORE INFORMATION](#)

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