

BRAND NEW INDUSTRIAL WAREHOUSE AVAILABLE FOR SALE OR LEASE

READY TO TOUR



RENDERING

PROPERTY INFORMATION

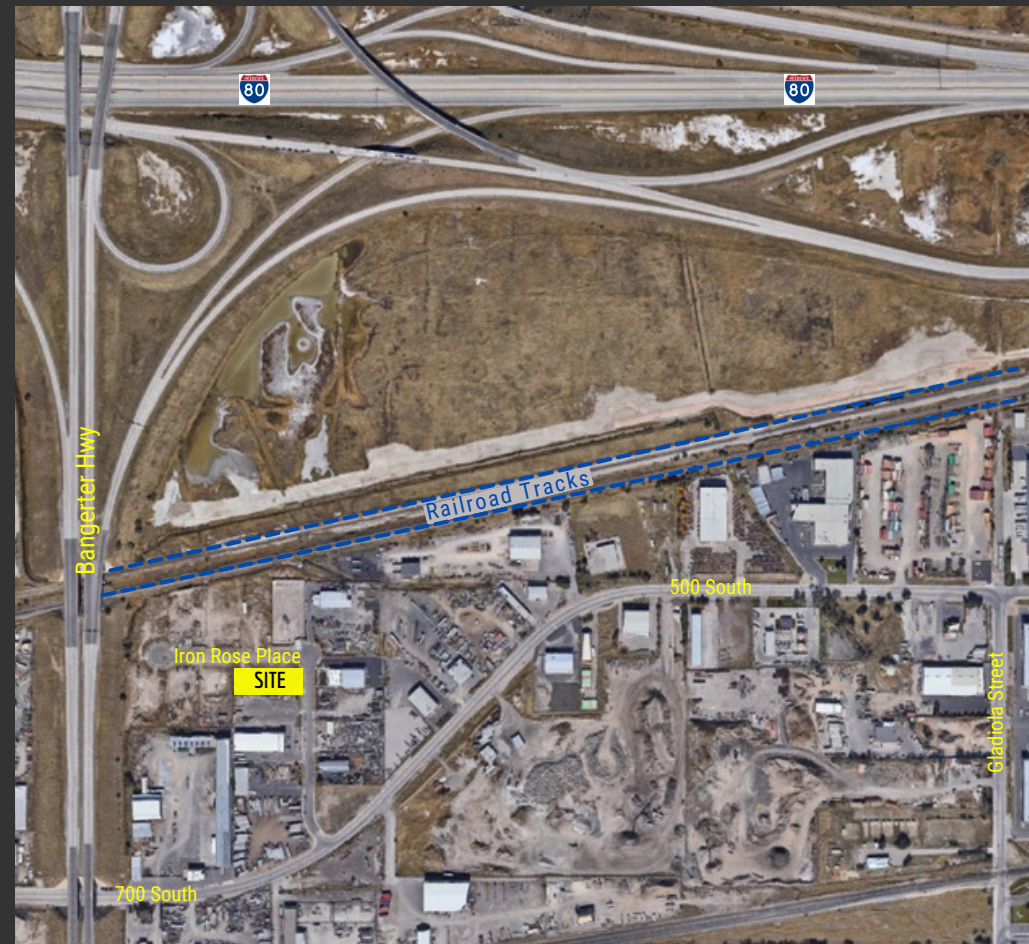
- 16,900 SF BRAND NEW WAREHOUSE ON CORNER LOT
- BUILD TO SUIT SPACE AS NEEDED
- BRAND NEW BUILDING; COMPLETED MARCH 2024
- MULTIPLE 20' X 14' GL DOORS
- CLEARANCE HEIGHT: 21'
- 3 PHASE POWER | 240 VOLT | 200 AMP
- ZONED: M-1 (LIGHT MANUFACTURING)
- SITE SIZE: 1.08 ACRES
- HIGHLY VISIBLE WITH BANGERTER HWY EXPOSURE
- EASY ACCESS TO BANGERTER HWY AND I-80

PRICE REDUCTION! : FROM ~~\$4,999,998.00~~ TO \$4,700,000.00 | LEASE RATE: \$1.50/SF NNN

RENDERING



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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The information while not guaranteed, was obtained from sources we believe to be reliable.