



**CUSHMAN &
WAKEFIELD**

FOR SALE

492 South 250 West
Pleasant Grove, UT 84062



Steel Fabrication Investment in Prime Utah County Location

Property Highlights

Current Tenant Leases Building and 5.5 of the 8.54 Acres. Potential for Additional Income on Remaining 3 Acres.

- 35,242 SF Total
- 33,786 SF Warehouse
- 1,456 SF Modular Office
- 8.54 Acres
- NOI - \$180,288
- 8 Years Remaining on Lease
- (6) Ground Level Doors
 - (3) 10x18
 - (1) 10x12
 - (1) 10x16
 - (1) 20x18
- (6) Cranes Ranging from 5-15 Ton
- 600-700 AMPS
- 32' Clear Height
- 44' Crane Height
- **Call for Pricing**



Tyson Fowler

Associate

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Suite 1600

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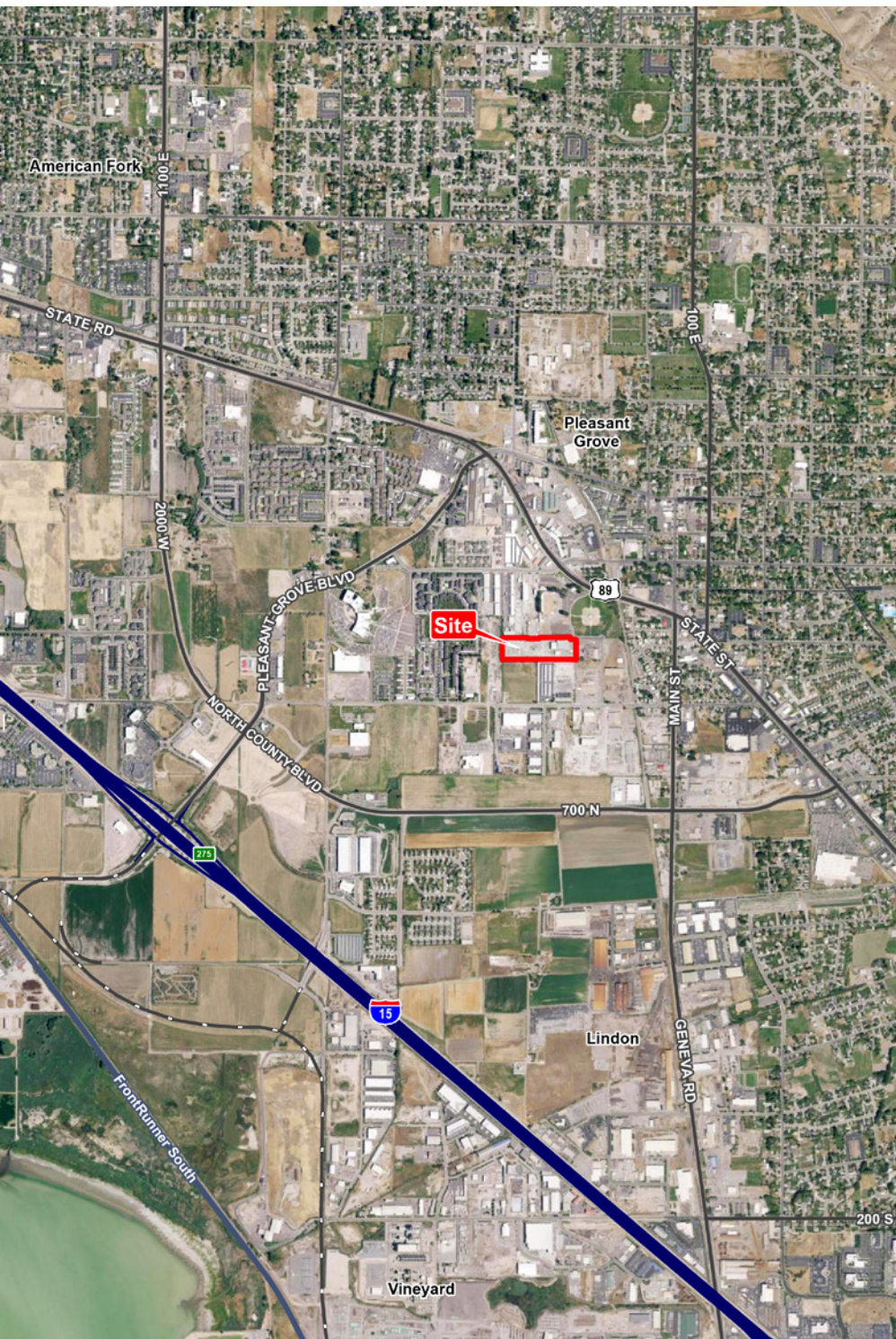


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