



ROY WAREHOUSE WITH DOCKS FOR LEASE

1821 WEST 4000 SOUTH, ROY, UTAH 84067



PROPERTY INFORMATION

- ±10,750 SF Warehouse with Office
- ± 3,250 SF Office Space/Restrooms
- ± 7,500 SF Warehouse Space
- 3 Phase Power
- Ceiling Height: 20'
- (4) Dock High Doors
- (2) Large Restrooms
- Abundant Parking
- Tenant Improvements Available
- 3 Minutes to Ogden Airport
- Easy Access to I-15 and I-84

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,475	60,909	172,974
Households	2,643	21,554	61,687
Avg. Household Income	\$62,477	\$63,799	\$64,186

TRAFFIC COUNTS

1900 West: 25,000 Annual Average Daily Traffic

4000 South: 11,000 Annual Average Daily Traffic

LEASE RATE : \$0.65/SF NNN

801.617.1700

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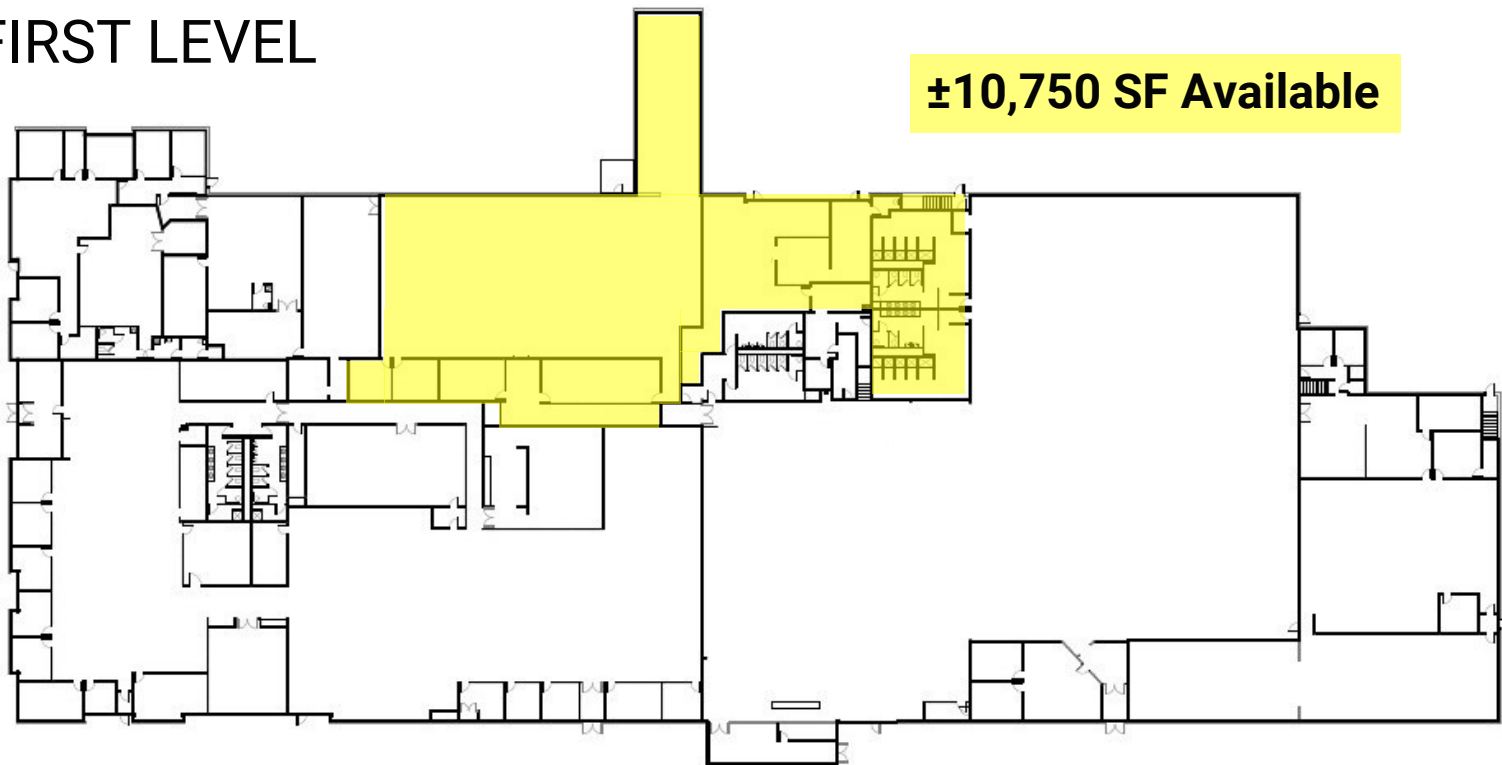


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FIRST LEVEL



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 above information while not guaranteed, was obtained from sources we believe to be reliable.

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