

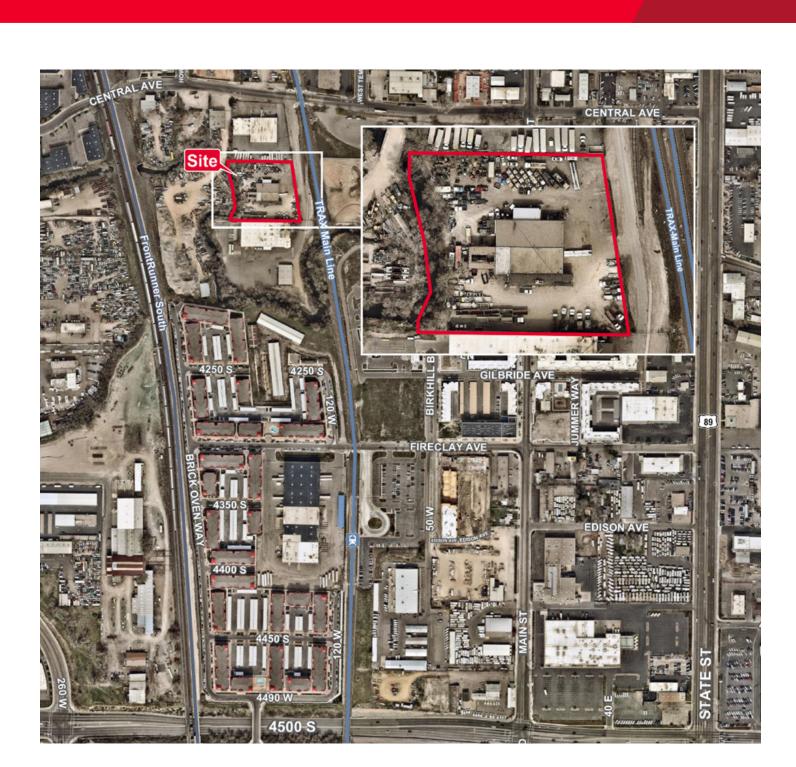
FOR SALE

155 West Central Avenue

Millcreek City, Utah 84107



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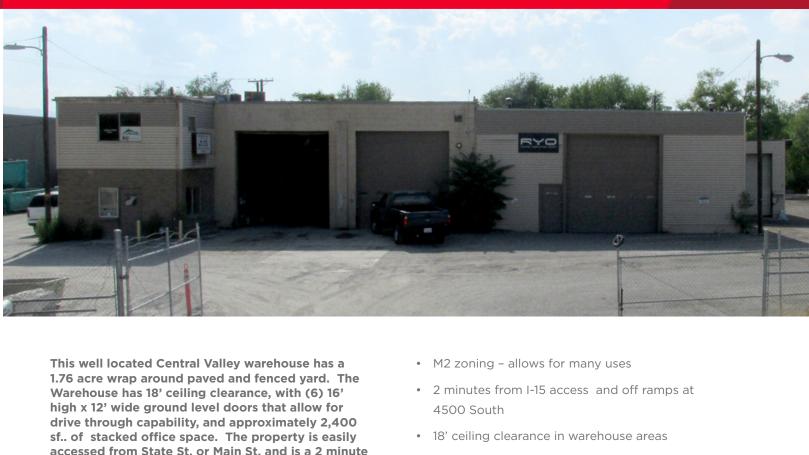
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accessed from State St. or Main St. and is a 2 minute drive from I-15 access at 4500 South. M2 Industrial zoning allows for a wide range of uses on site including outside equipment storage and industrial manufacturing. The warehouse area can be demised into (2) 4,000 sf. halves or as an 8,000 sf. open warehouse area with 4 drive through doors.

The property is for sale as either an investment with Tenants in place or as an owner / occupier property in which case the current tenants will relocate.

Property Highlights

- Approximately 11,500 total sq. feet / 9,100 sf. warehouse and shop and 2,400 sf. of staked office
- Wrap around 1.76 acre paved and fenced yard

- (6) 16' high x 12' wide GL drive through doors on warehouse
- (2) 12'x 10' GL doors on small shop areas
- Functioning active rail spur in front of property gate
- Located in quickly developing West Millcreek City submarket
- For Sale with Tenants in place as an Investment property or can easily be occupied by Buyer with 30 day tenant notice
- Within walking distance of Fireclay Trax stop
- Just 2 3 blocks from Main St. and State St. access
- Asking price: \$1,250,000 dollars

Camron Carpenter

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