

# FORMER FLEXPAK

1894 West 2425 South, Woods Cross, Utah 84087

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# FOR SALE OR LEASE

Lease Rate:  
\$0.75 PSF / Month NNN

Sale Price:  
\$8,272,665 (\$135 PSF)

## PROPERTY FEATURES

- Building SF: 61,279 SF
  - Warehouse: 47,875 SF
  - Office: 13,404 SF
    - Main Office - 10,491 SF
    - Mezz Office - 2,849 SF
- Divisible to approx. 32,076 SF; 19,389 SF; & 9,814 SF
- ESFR Fire Sprinkled
- Loading:
  - Eight (8) Dock High Doors (10' x 9')
  - Two (2) Ground Level Doors (14' x 14')
  - One (1) Ground Level door (14' x 12')
  - Metal awnings over all doors
- Clerestory Windows Throughout
- Up to 3 Store Fronts
- Three Phase Power : 208 Volt, 1000 Amps
- 3.15 Acres
- 28' Clear Height
- Eleven (11) Restrooms
- Built in 2007
- 56 Auto Parking Stalls
- Building Depth: 239' 4"
- Tilt-up Concrete Construction
- 47' x 47' Column Spacing
- Great access to I-15, I-215, and Legacy Parkway
- 10 Minutes from Salt Lake City International Airport

FOR MORE  
INFORMATION  
CONTACT

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