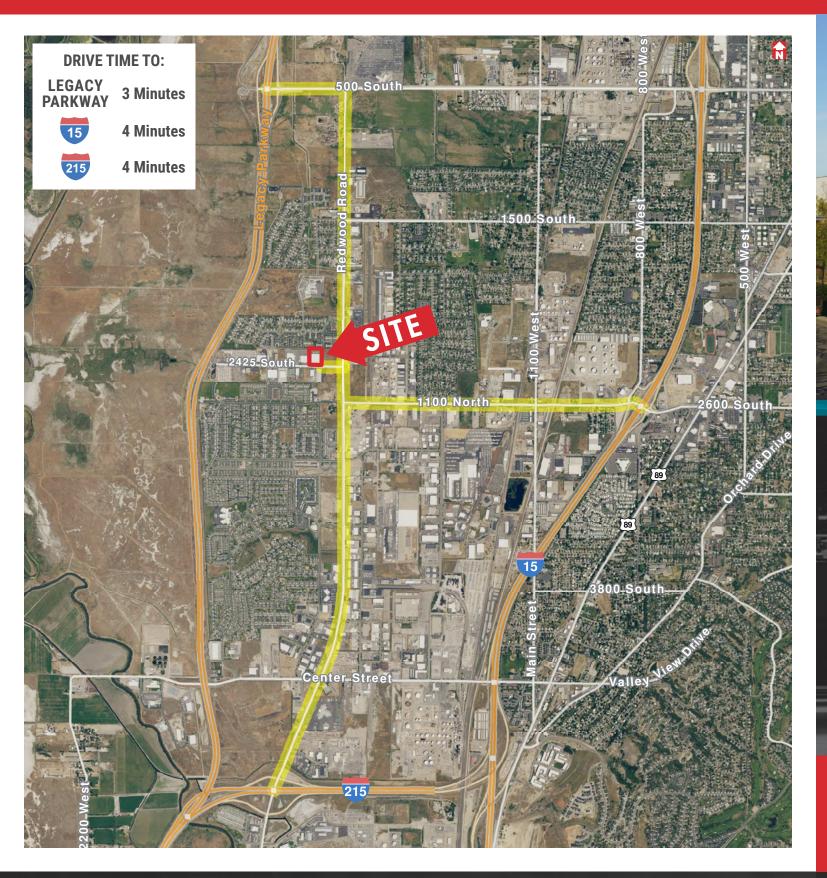
FORMER FLEXPAK

1894 West 2425 South, Woods Cross, Utah 84087





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**

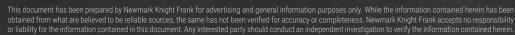
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