

**IMPROVED
PRICING**

MODERN RETAIL-FLEX SPACE AT THE GATEWAY TO HEBER VALLEY

2206 W 3000 S | SUITE C, SUITE F, SUITE G | HEBER CITY, UT 84032

6,146 SF - 16,581 SF | ~~\$18~~ \$16.50 PSF NNN + \$3 PSF CAM

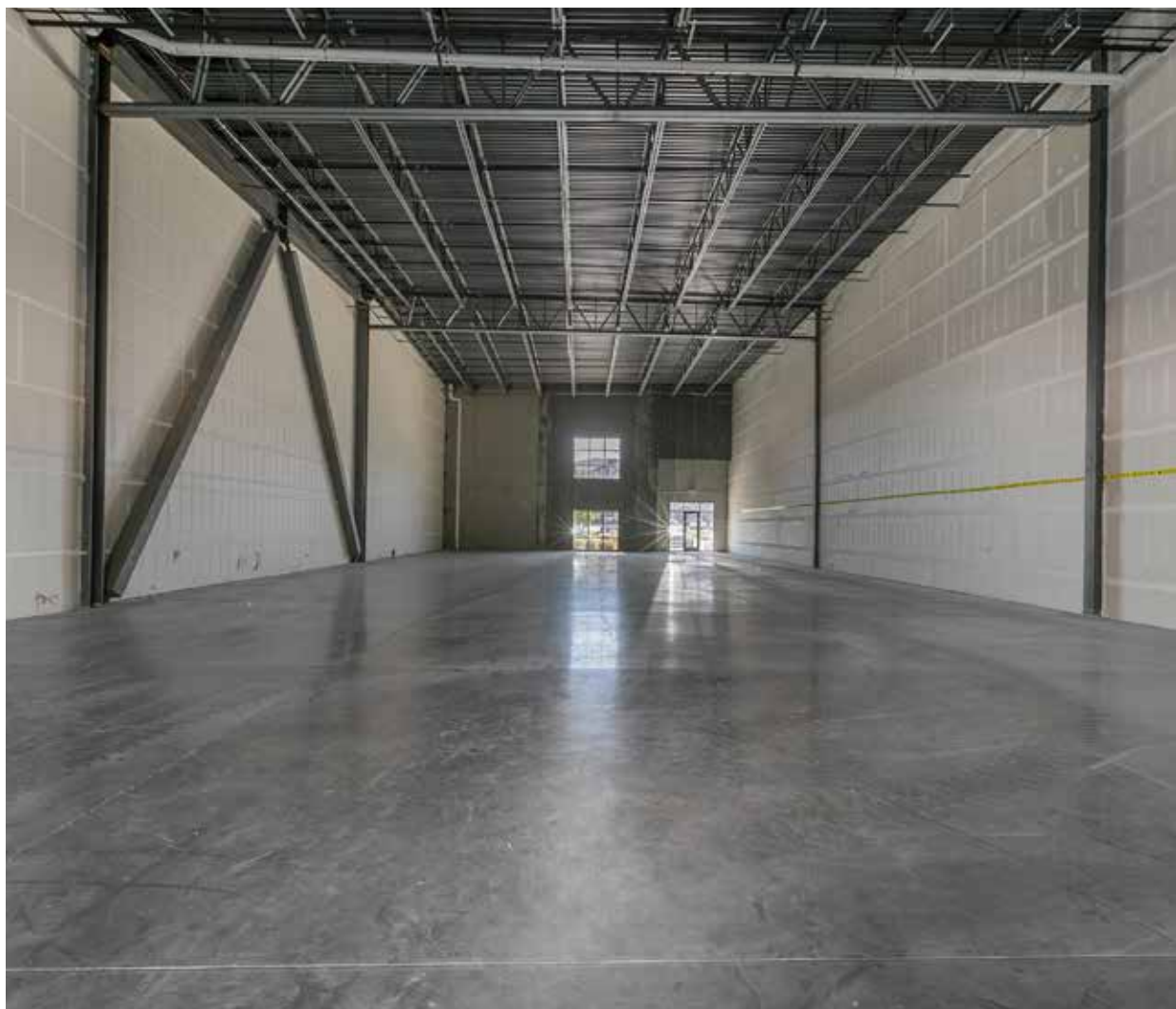
Modern retail-flex suites available in the heart of Heber Valley's growth corridor. Featuring 28-foot clear heights, drive-in and dock loading, flexible floorplans, and immediate access to US-189, this property offers an ideal solution for showroom, warehouse, retail, and light industrial users looking to establish a presence in one of Utah's fastest-growing markets.

**BERKSHIRE
HATHAWAY** | UTAH
HOMESERVICES PROPERTIES

COMMERCIAL DIVISION

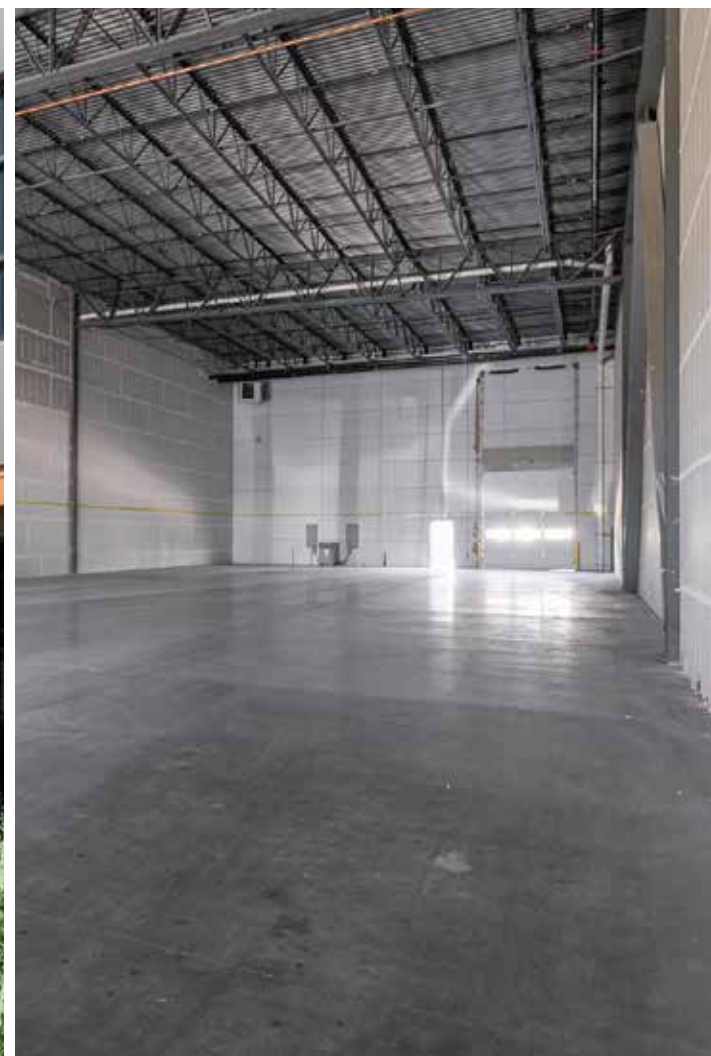
PROPERTY PHOTOS

FOR LEASE 2206 W 3000 S | HEBER CITY, UT 84032



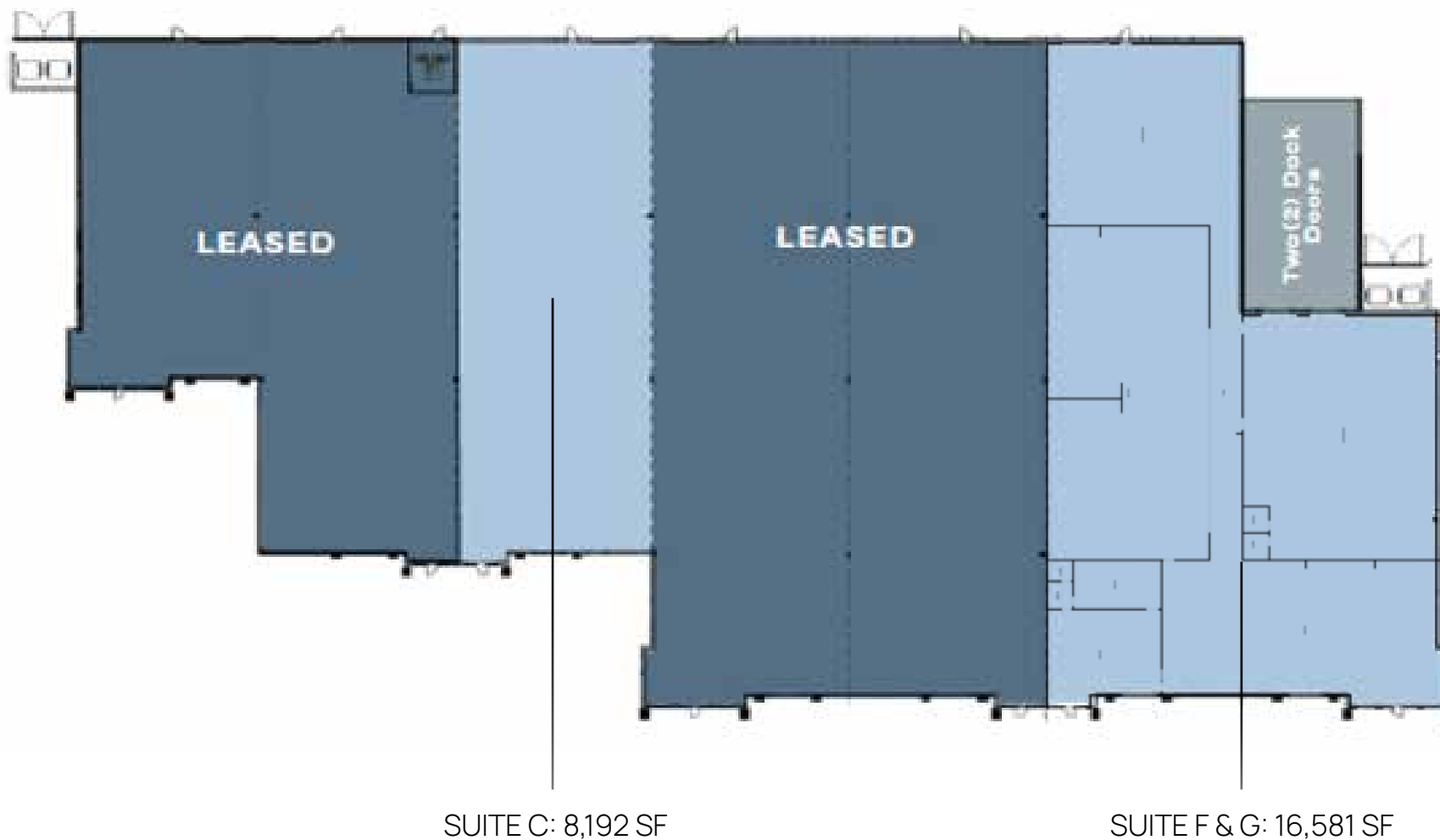
PROPERTY PHOTOS

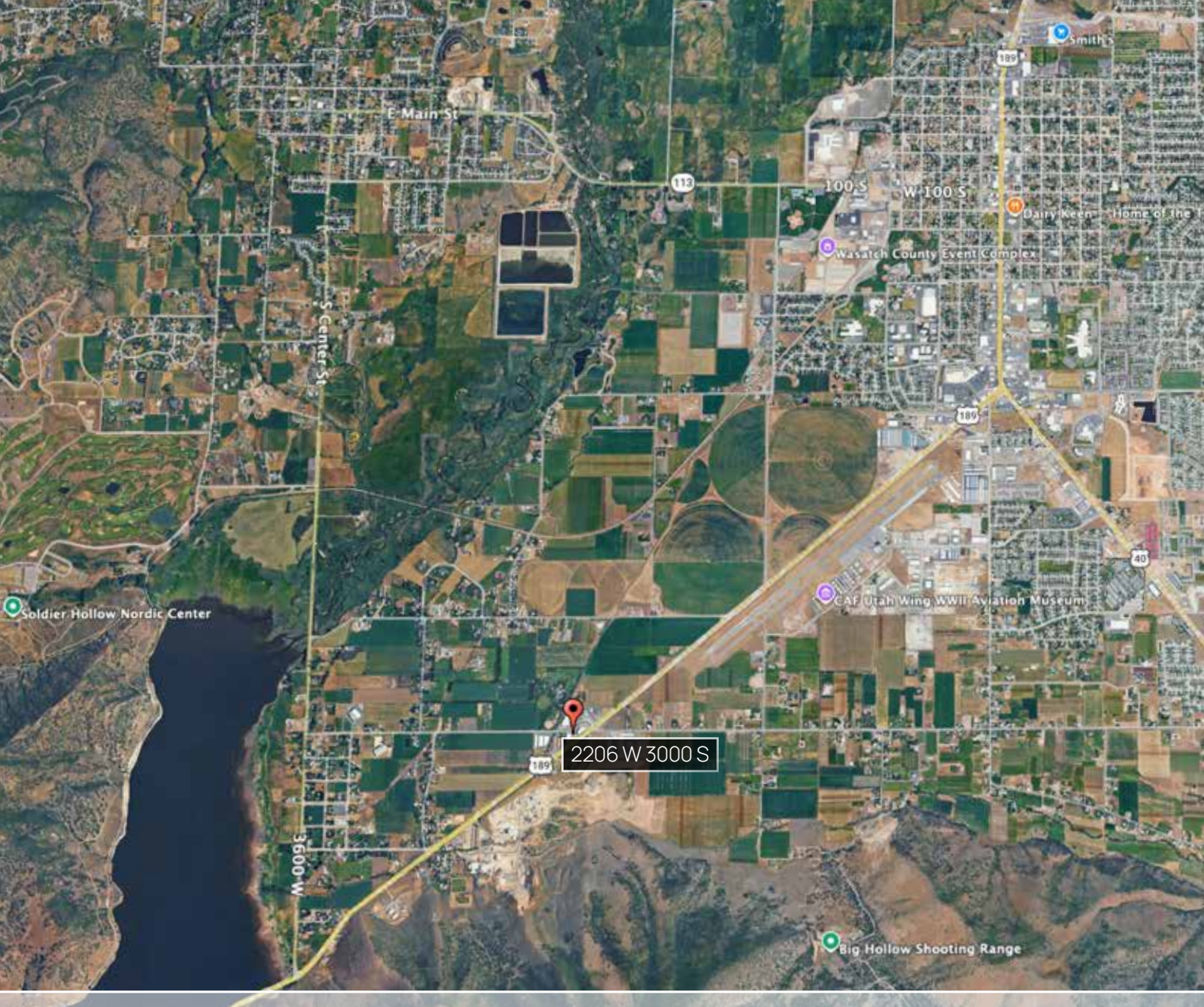
FOR LEASE 2206 W 3000 S | HEBER CITY, UT 84032



FLOOR PLAN

FOR LEASE 2206 W 3000 S | HEBER CITY, UT 84032





FOR LEASE
2206 W 3000 S
HEBER CITY, UT 84032

- Gateway location at the entrance to Heber Valley
- Multiple suites available from 6,146 SF to 16,581 SF
- Modern concrete tilt-up construction (2020)
- 28' clear heights with drive-in and dock loading
- Flexible retail, showroom, warehouse, and light industrial uses
- Excellent access to US-189, Highway 40, I-80 & Provo
- Minutes from Deer Valley East, Park City, and Heber Valley Airport
- Positioned within one of Utah's fastest-growing commercial corridors
- Surrounded by significant planned residential and economic growth
- Rare opportunity to establish or expand in the Heber Valley market

Contact us today to schedule a tour or request additional information

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