

PROPERTY FOR LEASE

Kaysville Business Park

657 N Kays Dr
Kaysville, UT 84037



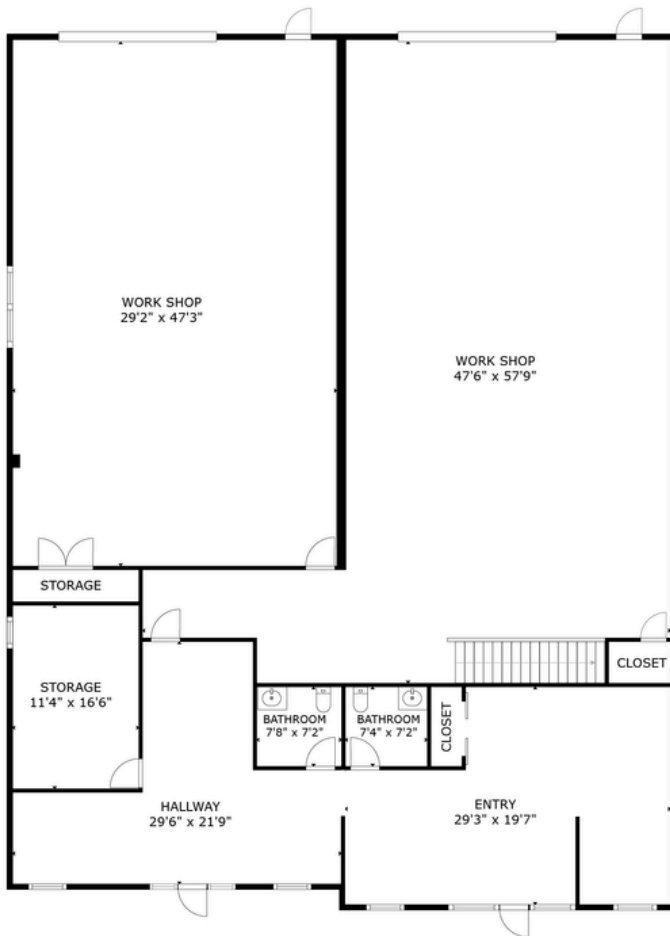
PROPERTY SUMMARY

Position your business for growth in Kaysville Business Park. This versatile 4,800 SF industrial flex space combines solid concrete-block construction, single-story functionality, and a prime northern Davis County address — all just minutes from I-15. Salt Lake City sits about 25 minutes south and Ogden roughly 15 minutes north, putting the full Wasatch Front market within easy reach. At an attractive \$1.30/SF Modified Gross, it's an ideal home for Dance Studio, light manufacturing, distribution, or showroom users ready to make their next move.

BUILDING SPECS

Lease Price:	\$1.30 /SF - Modified Gross
Office:	1,422 SF
Open Space:	3,378 SF
Total Square Feet:	4,800 SF
<small>*Bonus mezzanine of 1,422 SF not included in total.</small>	
Parcel ID:	11-422-0030
Zoning:	LI - Light IndustrialLI / PU
Property Type:	Industrial Flex
Year Built:	2003
Overhead Doors:	12' x 12' (2)
Power:	208v 3-Phase / 200 amp

FLOOR PLAN



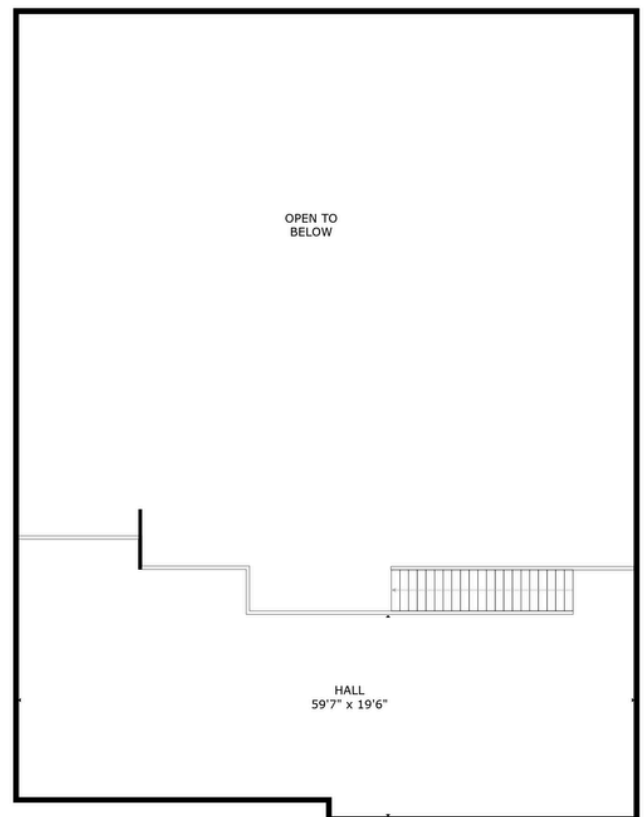
Main Floor

Two spacious dance studios anchor the main floor — a larger studio measuring approximately 47'6" x 57'9" (~2,745 sq ft) and a second studio at 29'2" x 47'3" (~1,378 sq ft). The studios are supported by a welcoming 19'7" x 29'3" entry/lobby, a generous 21'9" x 29'6" hallway for circulation and waiting areas, two restrooms, multiple closets, and a dedicated 11'4" x 16'6" storage room with an additional storage alcove.

Mezzanine

A 59'7" x 19'6" mezzanine storage area runs along the upper level, overlooking the main studio space below — ideal for costume, prop, and equipment storage. Accessed via interior staircase.

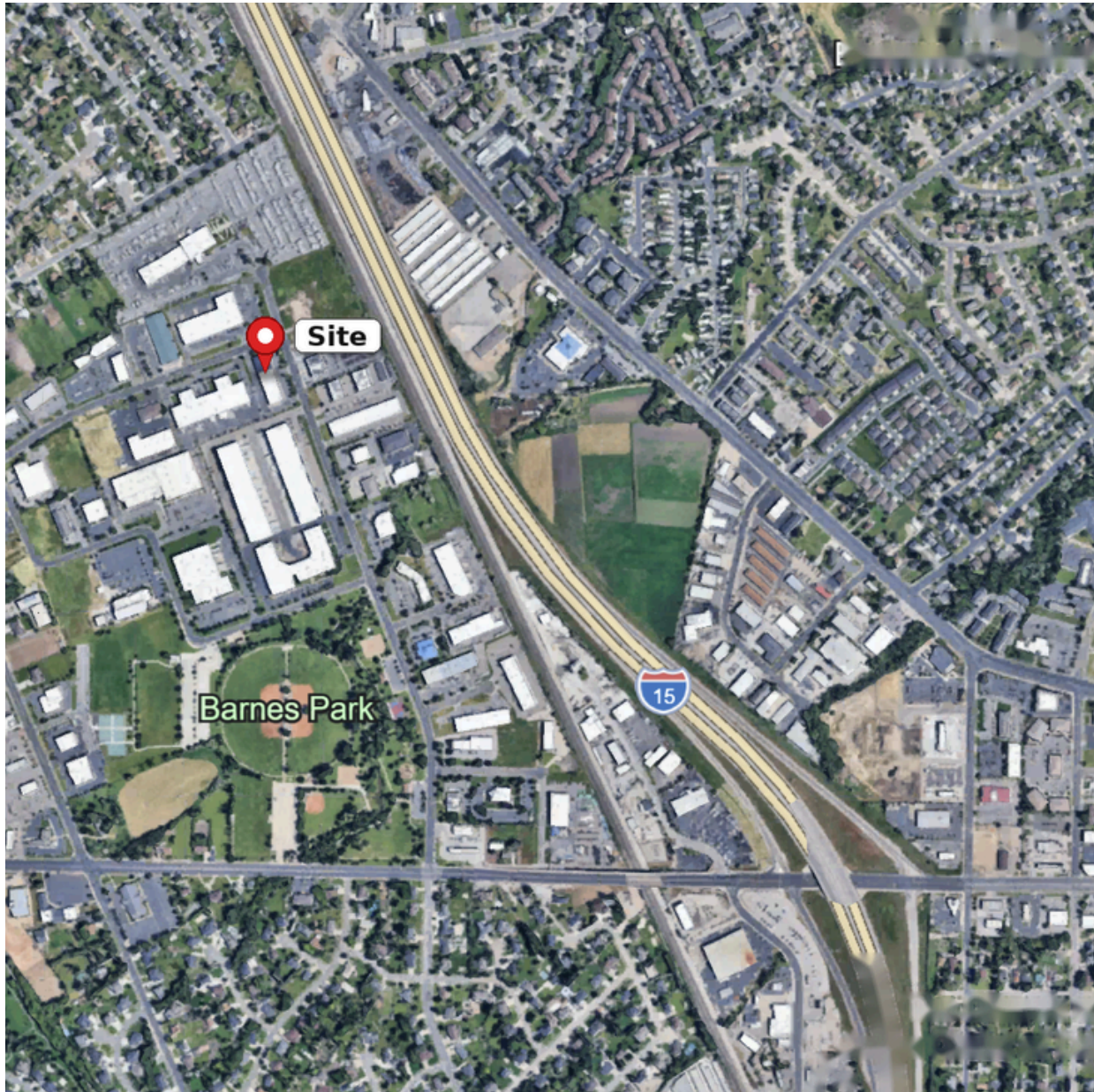
[3D Walk through](#)



AERIAL VIEW



Located in Kaysville Business Park along N Kays Dr in Davis County, Utah. The site offers convenient I-15 freeway access via the Kaysville/Burton Lane exit (Exit 326), with downtown Salt Lake City roughly 25 minutes south and Ogden roughly 15 minutes north. Surrounding parcels are predominantly industrial flex and light-industrial use, with retail amenities nearby along W Burton Ln and US-89.



ADDITIONAL PHOTOS



Step inside to a bright, welcoming lobby with modern wood-look flooring, and natural light from side windows — a polished first impression that sets the tone for the rest of the space. Built-in restrooms are conveniently located right off the entry, with the main studio and office areas just steps beyond.

The main studio is a wide-open, high-ceilinged space with wood flooring, exposed industrial trusses, and abundant overhead lighting — ideal for dance, fitness, martial arts, or any active use. A 12' overhead door on the side wall allows for easy load-in.



The expansive mezzanine offers generous overhead storage with an OSB floor, exposed ductwork, and a half-wall railing that opens to a clear view of the studio areas below. The elevated platform adds valuable square footage and flexibility without sacrificing the open feel of the main floor.

