

# FOR SUBLEASE

## CLASS A FLEX UNIT

14725 S. Porter Rockwell Blvd.  
Bluffdale, UT 84065



## ROCKWELL RIDGE BUSINESS PARK



### PROPERTY HIGHLIGHTS



**TOTAL SIZE\***  
6,864 square feet (5,879 sf warehouse)



**FIRE SUPPRESSION**  
ESFR



**LOADING**  
1 ground-level door (14' tall)  
2 dock-high doors



**RACKING**  
In place and available for use!



**CLEAR HEIGHT**  
29'4"



**POWER SERVICE**  
250 amps, 480Y/277V, 3PH  
(estimated - tenant to verify)



**ZONING**  
M-1 (Manufacturing)



**FREEWAY ACCESS**  
I-15 On/Off Ramp: 0.50 mile



**PARKING**  
8 stalls



**LEASE TERM**  
12-24 Months



**JASON HAGBLOM**  
President/Principal Broker  
NEXUS Commercial Real Estate

| 801.860.5030  
| jason@nexuscres.com  
| www.nexuscres.com

| 9135 S Monroe Plaza Way  
Suite C  
Sandy, UT 84070

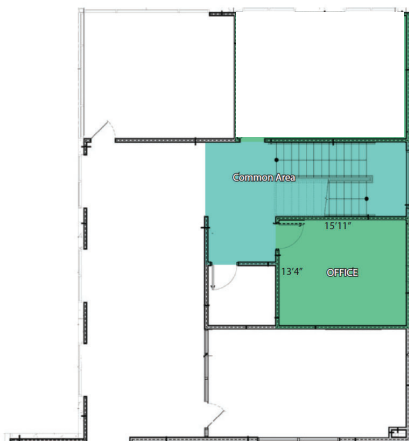
# FOR SUBLEASE

## CLASS A FLEX UNIT

14725 S. Porter Rockwell Blvd.  
Bluffdale, UT 84065

### ROCKWELL RIDGE BUSINESS PARK

2ND FLOOR

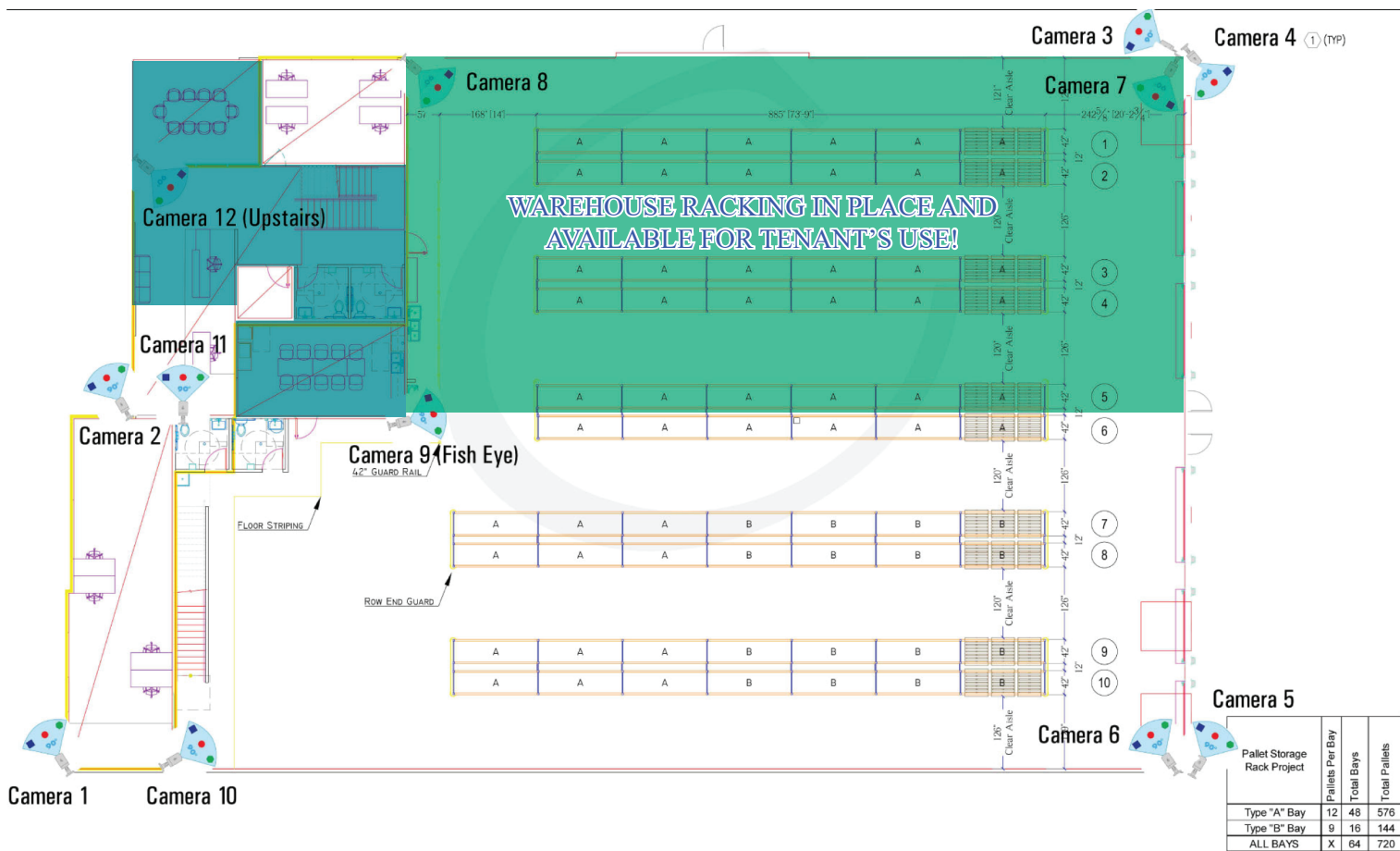


#### PREMISES

5,879 SF Warehouse  
220 SF Exclusive Office  
765 SF Common Area  
6,864 SF Total

#### RENT

\$6,000/month Base Rent  
\$1,282/month NNN  
\$1,218/month Utilities & Internet  
\$8,500/month Total



Pallet Storage Rack Project			
	Pallets Per Bay	Total Bays	Total Pallets
Type "A" Bay	12	48	576
Type "B" Bay	9	16	144
ALL BAYS	X	64	720



**JASON HAGBLOM**  
President/Principal Broker  
NEXUS Commercial Real Estate

801.860.5030  
jason@nexuscres.com  
www.nexuscres.com

9135 S Monroe Plaza Way  
Suite C  
Sandy, UT 84070

# FOR SUBLEASE

## CLASS A FLEX UNIT

14725 S. Porter Rockwell Blvd.  
Bluffdale, UT 84065

### ROCKWELL RIDGE BUSINESS PARK



**JASON HAGBLOM**  
President/Principal  
NEXUS Commercial Real Estate

| 801.860.5030  
| jason@nexuscres.com  
| www.nexuscres.com

| 9135 S Monroe Plaza Way  
Suite C  
Sandy, UT 84070

This information contained herein is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe reliable. Tenant/Buyer to verify all information.