

INDUSTRIAL PROPERTY FOR LEASE

3437 WATER STREET

Riverton, UT 84065



Property Description

Sub-Lease - Master Lease expires 02/28/2029
Cam/NNN - \$0.35 PSF
Lease rate does not include utilities, property expenses or building services

Property Highlights

- Freestanding Building
- Large Lot with Ample Parking
- Abundant Windows for Natural Light Throughout
- Fire Sprinkled
- 1600 A 480 V 3 Phase
- Rare Southwest Location - Riverton, UT
- Easy Access to Bangerter & Freeways
- Sub-Lease Expires December 31, 2028

Offering Summary

Number of Units:	1
Available SF:	19,933 SF
Lot Size:	1.63 Acres
Building Size:	19,933 SF

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	113	650	2,636
Total Population	425	2,498	10,200
Average HH Income	\$196,739	\$189,607	\$182,161

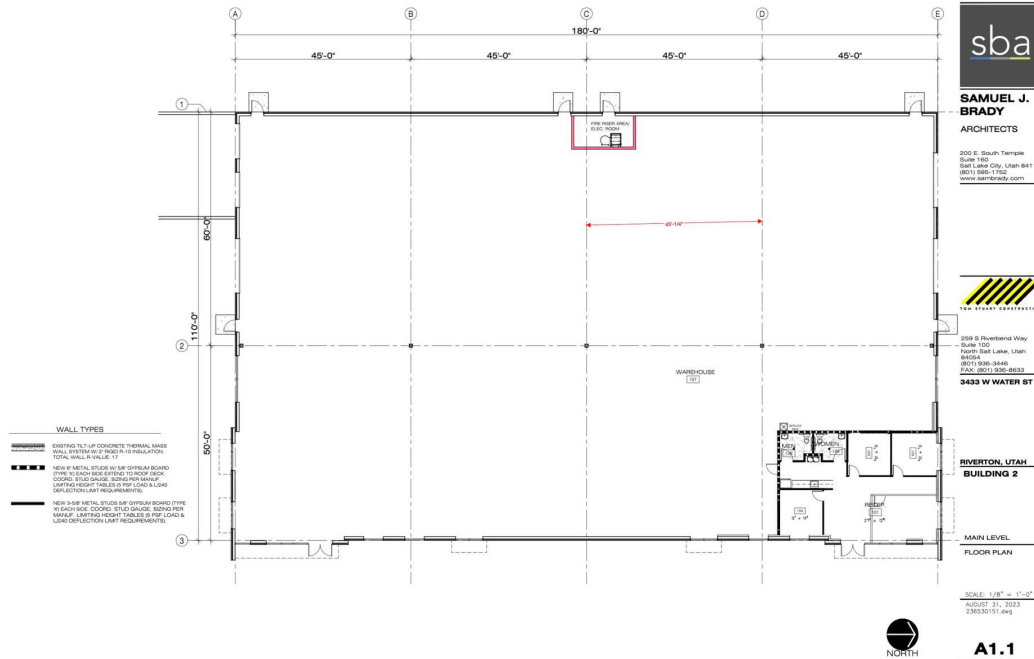
CHRISTIE DAUGHERTY, CCIM

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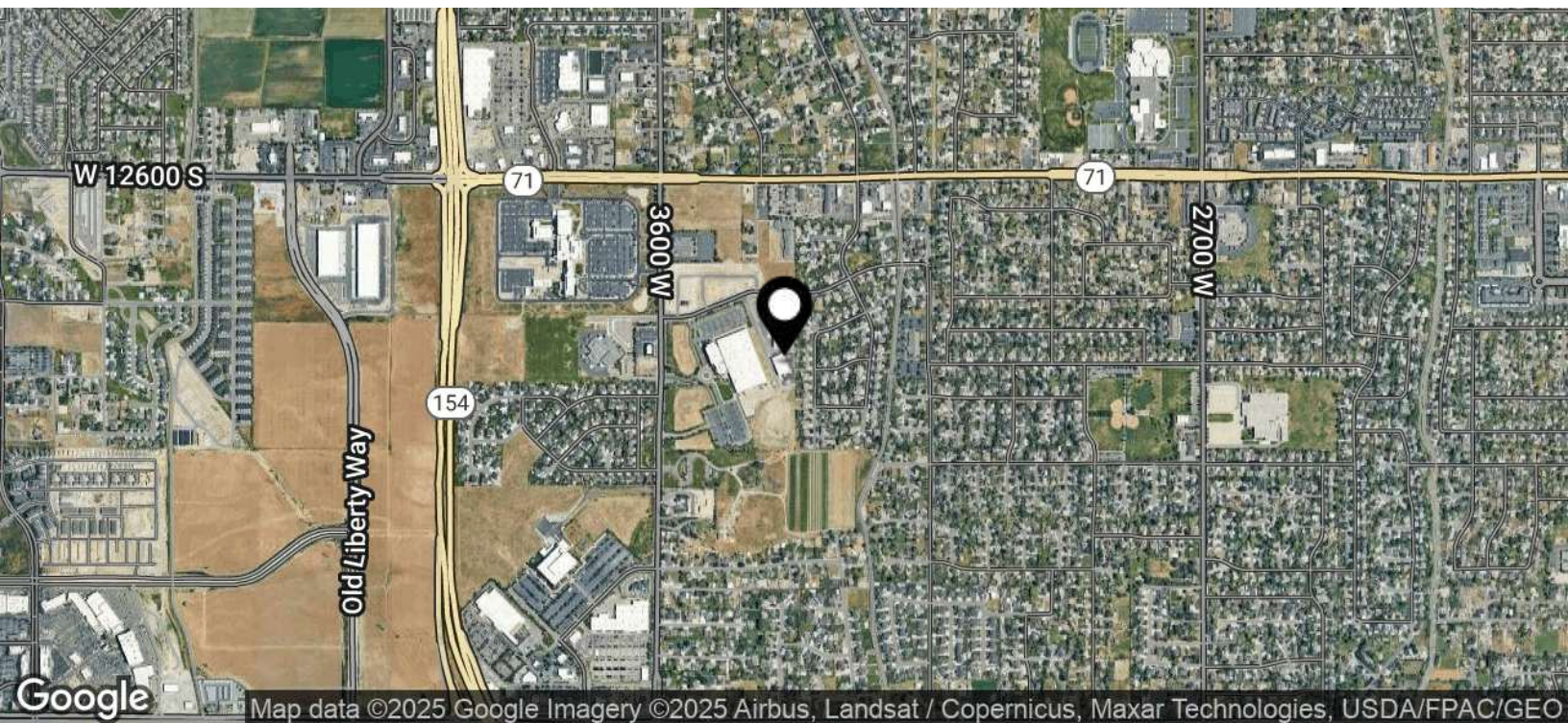
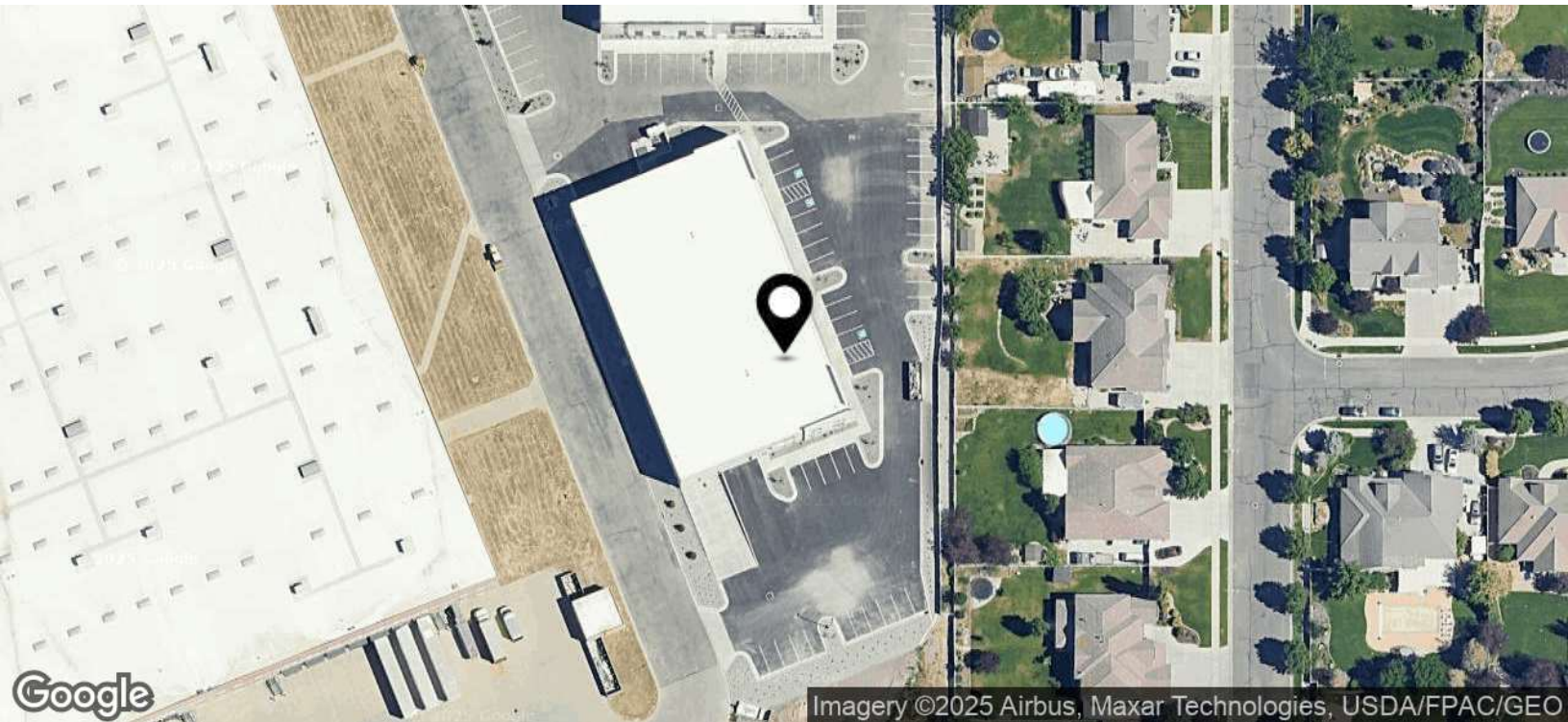
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