



# NIBLEY FLEX INDUSTRIAL BUILDING

## PROPERTY HIGHLIGHTS

- Building Type: Flex Industrial
- Size: 33,619 Square Feet
- Lot Size: 4.12 Acres
  - Includes 1.4 Acres of undeveloped land
- Year Built: 2015
- Build Out (approximate):
  - 2,000 SF Retail Showroom
  - 3,100 SF Office (Main Level)
  - 2,800 SF Mezzanine Office
  - 25,100 SF Warehouse
- Average Daily Traffic: Approximately 27,000
- Pricing: Please Call

2280 S Heritage Dr.  
Nibley, UT 84321



LOGAN, UT - High Bridge Commercial is pleased to present the opportunity to purchase this Flex-Industrial building located on busy US Hwy 89/91 in Logan, UT. Approximately 1.4 Acres of the site is undeveloped, leaving room for future expansion. This offering is an excellent opportunity for an owner/user or investor Also offered for lease.

PRESENTED BY:



**HIGH BRIDGE**  
COMMERCIAL REAL ESTATE

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**HIGH BRIDGE**  
COMMERCIAL REAL ESTATE

# NIBLEY FLEX INDUSTRIAL BUILDING

2280 S HERITAGE DR, NIBLEY, UT 84321

## AERIAL MAP



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No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.





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## REGIONAL MAP



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