375 Millenium Way

4,700 SF Flex Opportunity with Prime I-15 Access



RANDY PARK (801) 368-9133 randyrpark@gmail.com MIDVALE, UT 84047



COREY GEBHARDT (801) 885-7174 coreyg@kw.com

PROPERTY SUMMARY —

CLASS A

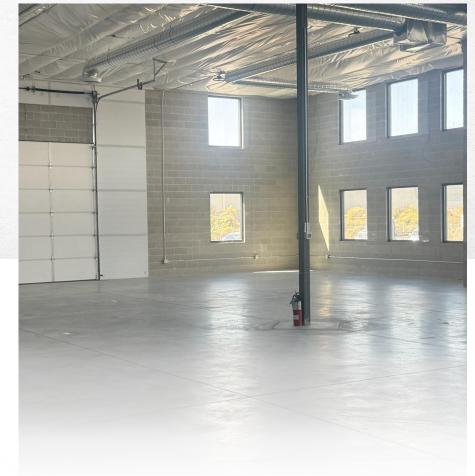
Flex Space

4,700 SF **Building SF**

\$1.40/SF

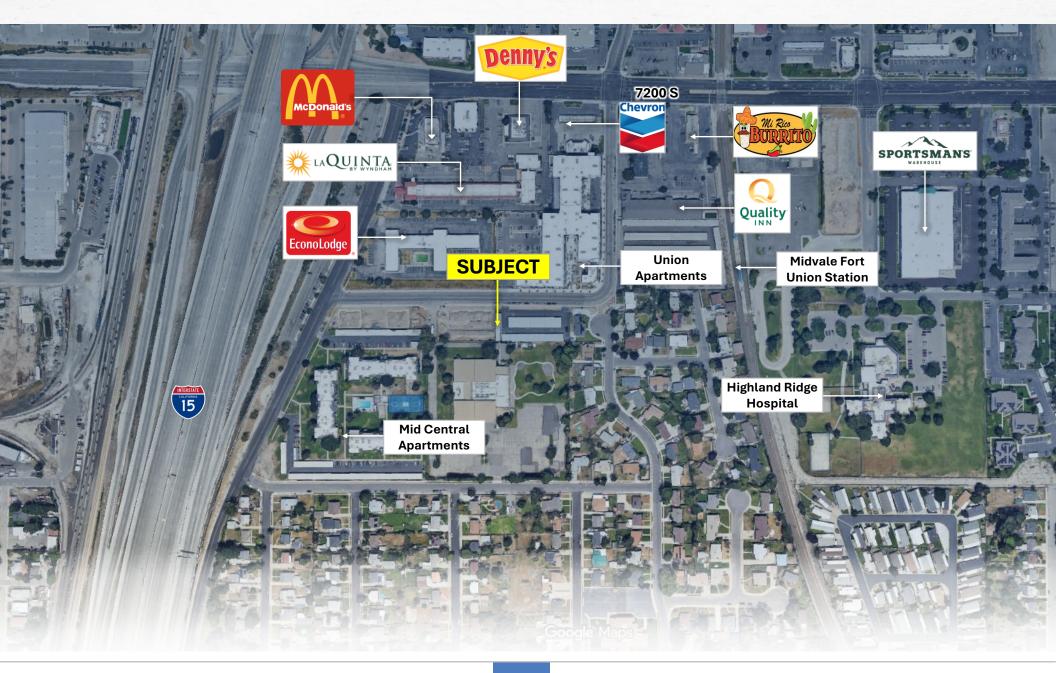
NNN

- 4,700 SF industrial /warehouse suite with 18' clear height
- Vanilla shell with two 12' ground-level doors
- \$1.40 PSF lease rate + \$525/month CAMs
- · Available immediately with signage opportunity





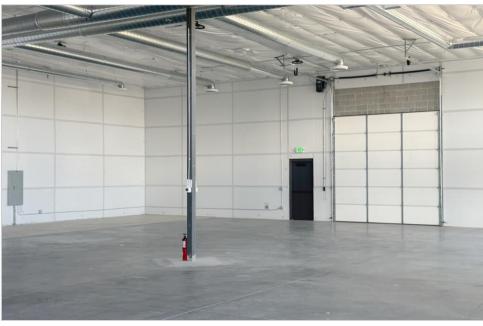
Vicinity Map



PROPERTY LAYOUT









375 Millenium Way

4,700 SF Flex Opportunity with Prime I-15 Access

RANDY PARK (801) 368-9133 randyrpark@gmail.com



COREY GEBHARDT (801) 885-7174 coreyg@kw.com

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial and should not be made available to any other person or entity without the written consent of KW Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and KW Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may m