

# FOR LEASE

## Warehouse

Lease Rate: Call for Lease Rate

14823 South Heritagecrest Way Suite A-1 | Bluffdale | Utah | 84065



### Property Information

- 5,250 sq. ft. total
  - 4,625 sq. ft. warehouse
  - 625 sq. ft. main level office
- One 12' x 14' GL to be installed
- Fire Sprinklers
- 200 Amp 120/208v 3 Phase Power
- Rooftop HVAC Systems in Warehouse
- 17' Clear Height

### Additional Information:

- Generous Parking
- Easy Access to I-15 at 14600 South
- Within 5 minutes of Bangerter Highway
- I-I Zone: Uses include manufacturing, warehouse, wholesale, gymnastic/dance/fitness studios, trade/technical schools, and indoor entertainment
- Tenant Improvement Allowance Negotiable
- Comcast installed
- Near "The Point", a 600 acre master-planned development site designed for office, retail and multi-family use

**Additional Office Available if GL door is not installed**

### CONTACT:

**Stew Knight**  
**801.913.4990**  
stew@knirea.com  
**knirea.com**

**KREA**  
Knight Real Estate Advisors

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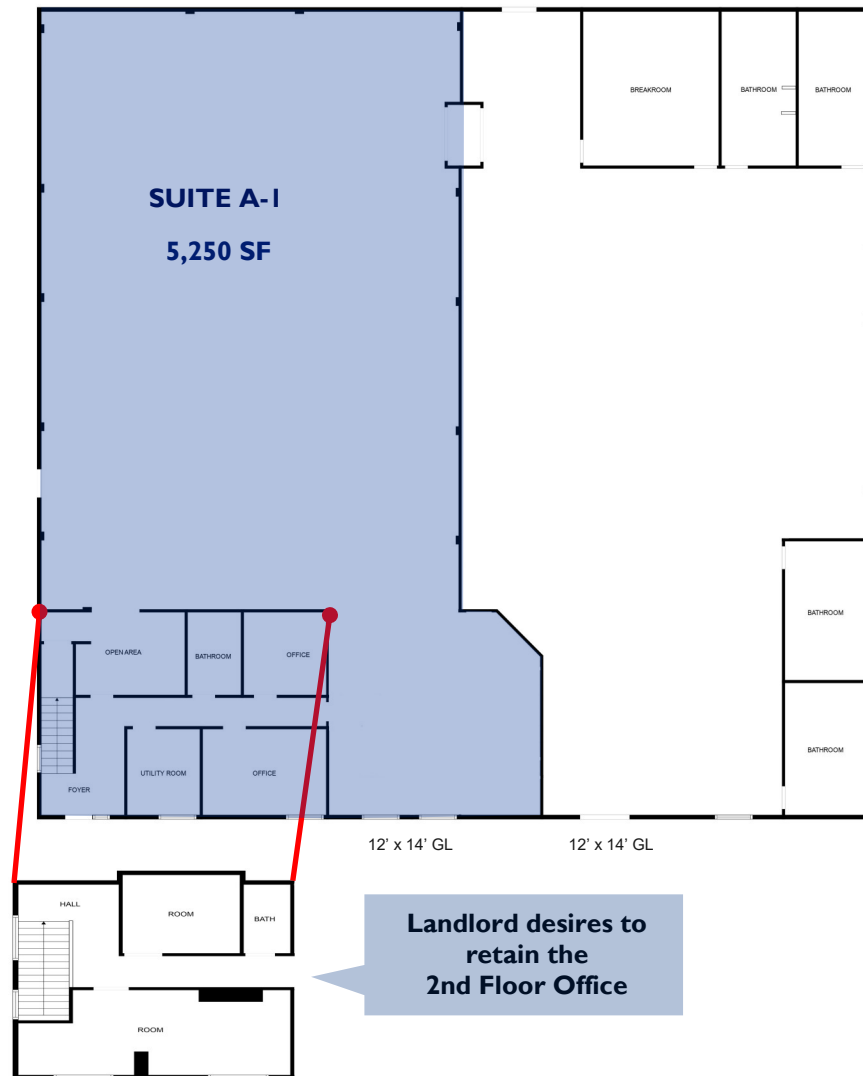
EXISTING BUILDOUT

**KREA**  
Knight Real Estate Advi-

This statement, with the information it contains, is given with the understanding that all negotiations relating to the sale, purchase, or lease of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Buyer or tenant to verify the square footage.

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12' x 14' Grade Level Door Installed

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The Point is a 600 acre master-planned development site designed for 2 million square feet of office space, 3,000 multi-family units and 222,000 square feet of retail and restaurants.

The  
**POINT**



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