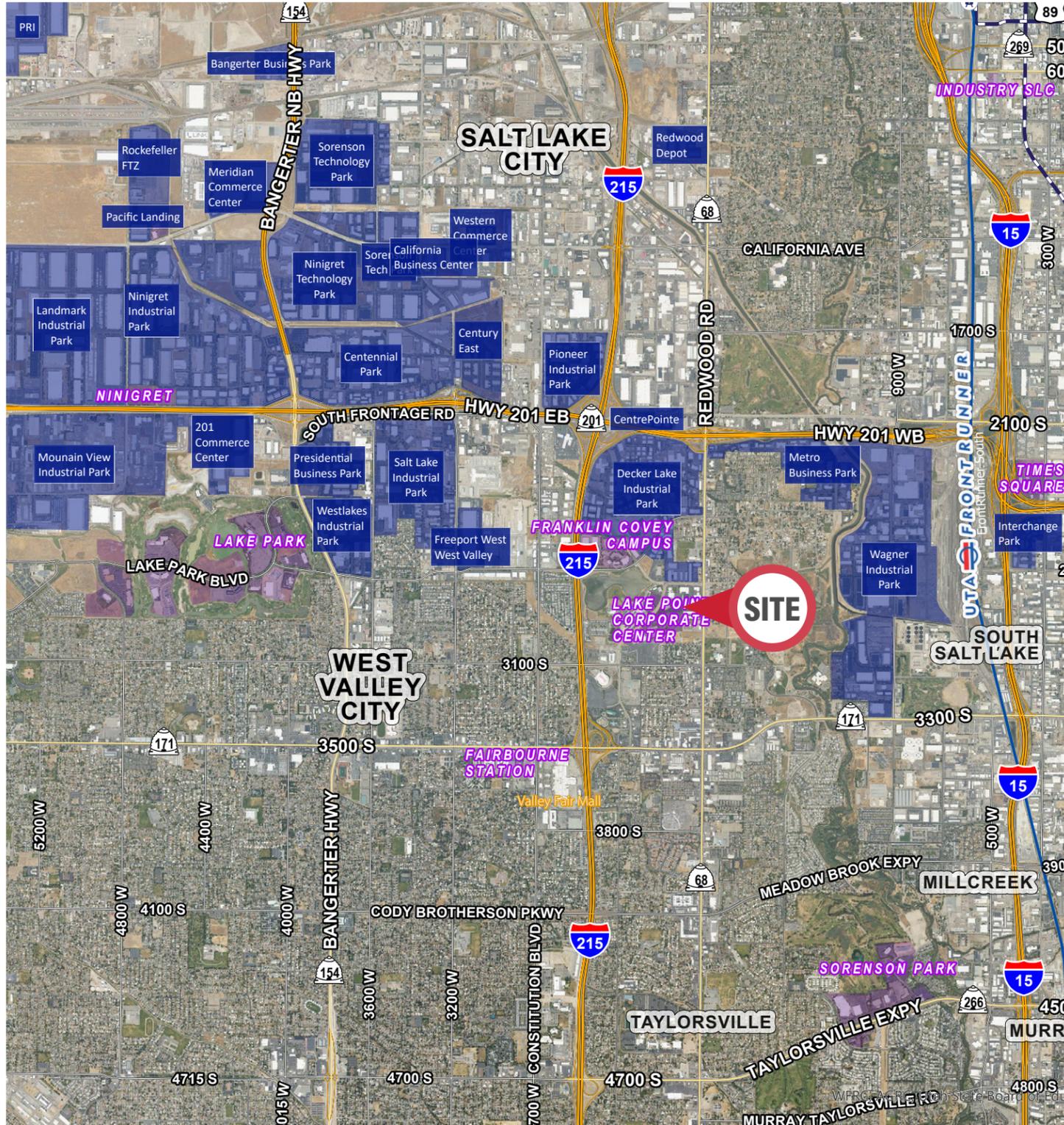


VALLEY BUSINESS CENTER MANUFACTURING

1825 West Research Way Suite 2 | West Valley City, UT 84119



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TEMPERATURE CONTROLLED WAREHOUSE



BACKUP GENERATOR



HEAVY POWER



PROXIMITY TO UTA TRAX STATION

FOR LEASE

\$0.55 PSF Monthly NNN
(Year 1 Incentive Rate | Market Rate Thereafter)

Property Highlights

- Suite 2: 20,514-26,334 SF
- Heavy Power
- Opportunity to Remove Office Space for Additional Warehouse
- Zoning: M
- Loading:
 - Four (4) Grade Level Doors
- Ample Parking
- Proximity to UTA Trax Station
- Temperature Controlled Warehouse (Heating & Cooling)
- Easy Access To Redwood Road, I-215 and SR-201
- Clear Height: 11'
- Fire Sprinklered
- Backup Generator

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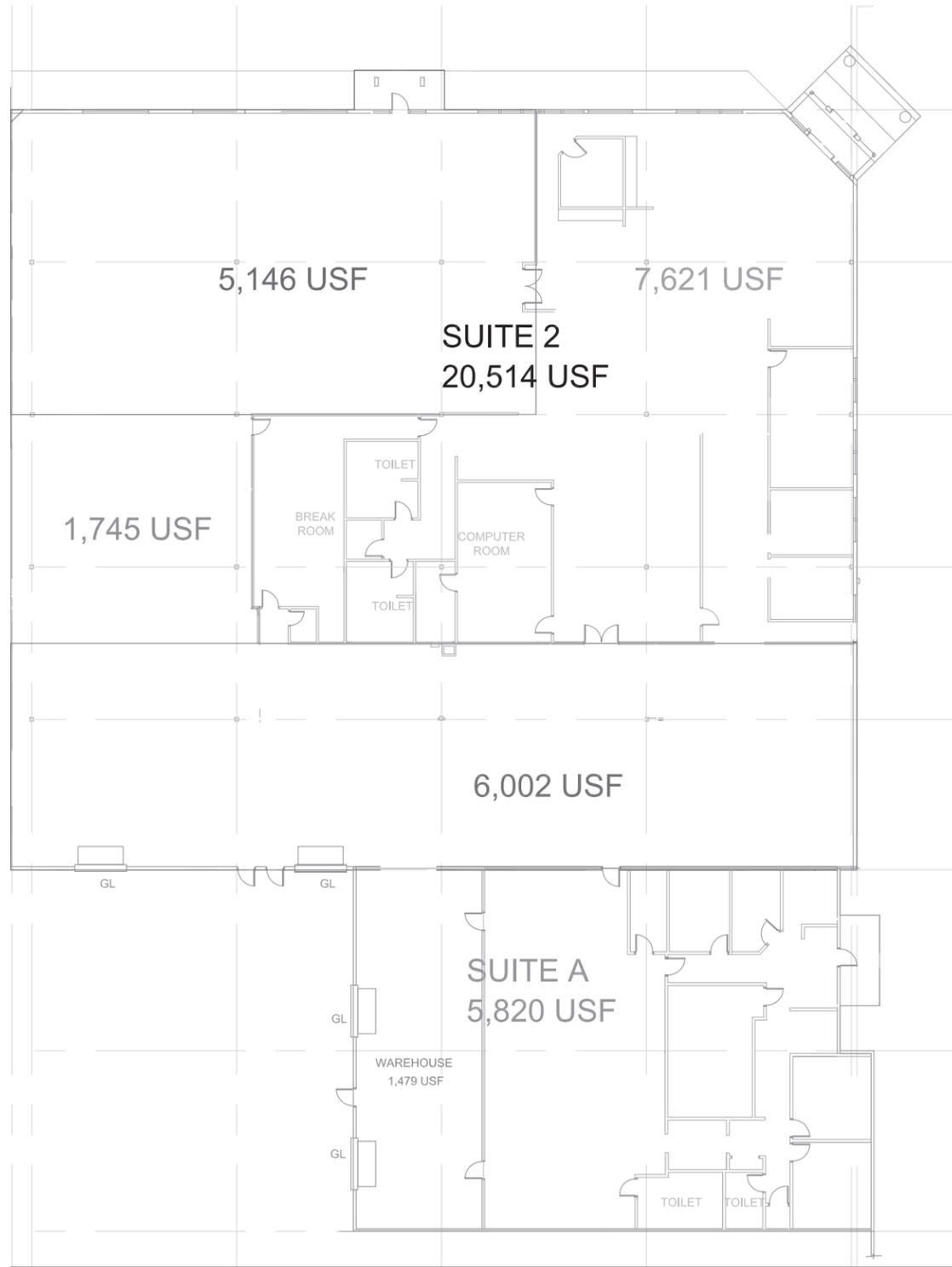
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