

# CENTERVILLE FLEX SPACE



## 86 SOUTH 1250 WEST CENTERVILLE, UTAH

This property is a fantastic investment for a single owner/user. The west side features a fenced storage yard. An addition to the property was completed in 2014, and a brand new roof was installed in June 2023. The property boasts beautiful landscaping and elegant finishes, including pine trim throughout the office.

**ASKING PRICE**  
**\$1,767,700**

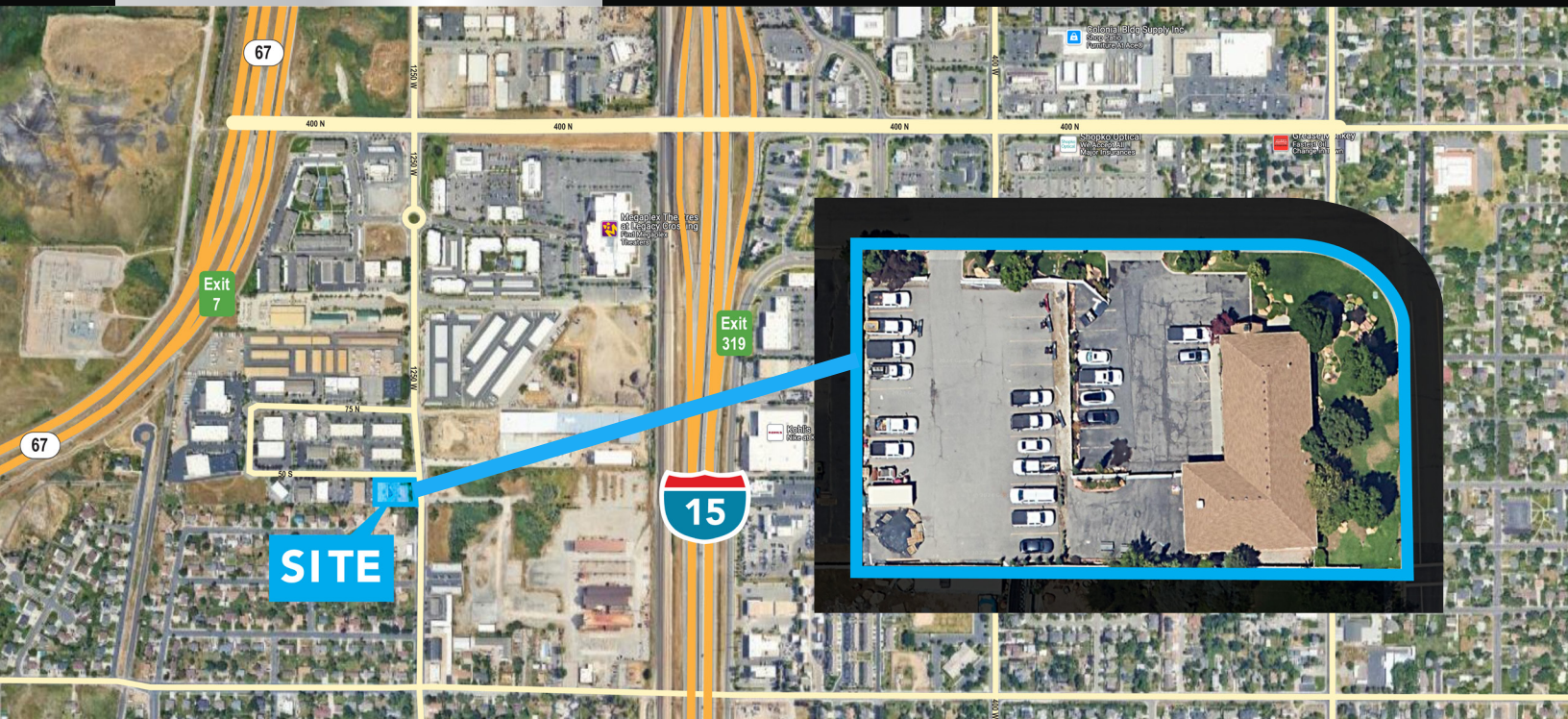
**PARCEL SIZE**  
0.769 ACRES

**SQUARE FOOTAGE**  
4,446

**PROPERTY TYPE**  
Industrial

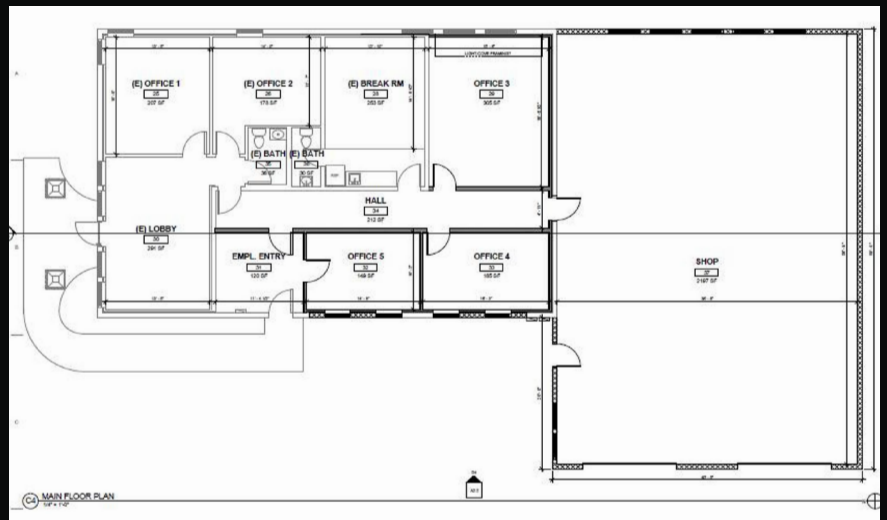
**ZONING**  
C-2





## PROPERTY HIGHLIGHTS

- Quality interior finishes.
- Two ground level high bay doors with ~2,000 sqft of warehouse area.
- Open yard storage (over 1/3 acre / 16,456 sqft) to the west that is fully fenced.
- Brand new roof as of June 2023.
- Located in growing commercial area in Centerville just off Parish Lane.
- Convenient I-15 and Legacy Highway access.



**SCANDIA  
COMPANY**

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