

3437 W WATER STREET - RIVERTON, UT

3437 Water Street, Riverton, UT 84065



Property Description

Sub-Lease - Master Lease expires 02/28/2029
Cam/NNN - \$0.32 PSF
Lease rate does not include utilities, property expenses or building services

Property Highlights

- 19,933 SF - Freestanding Building
- Clerestory Windows for Natural Light Throughout
- Heavy Power - 1600 A 480 V 3 Phase
- 2 - Dock High Doors
- 3 - Ground Level Doors
- Rare Southwest Location - Riverton, UT
- Easy Access to Bangerter & Freeways

Offering Summary

Availability	4/1/2026
Number of Units:	1
Available SF:	19,933 SF
Lot Size:	1.63 Acres
Building Size:	19,933 SF

Demographics 1 Mile 3 Miles 5 Miles

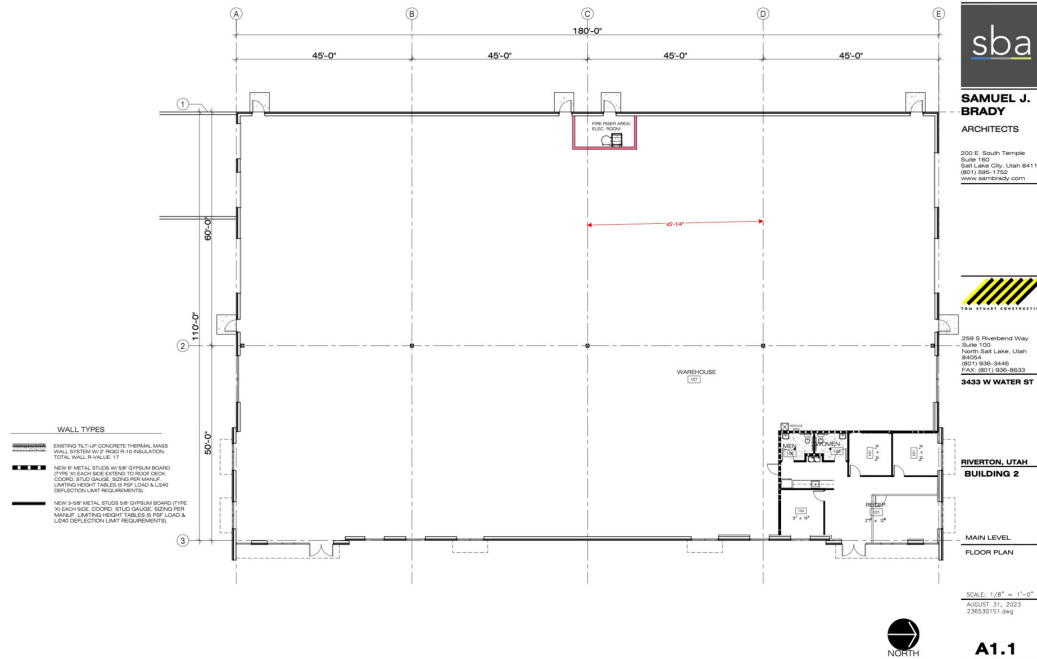
Total Households	2,375	29,815	66,935
Total Population	8,893	99,434	215,461
Average HH Income	\$172,231	\$145,143	\$141,409

CHRISTIE DAUGHERTY, CCIM

Associate Broker/Partner
702.400.1022
christiedaugherty@gmail.com

3437 W WATER STREET - RIVERTON, UT

3437 Water Street, Riverton, UT 84065



© All EagleView Technology Corporation

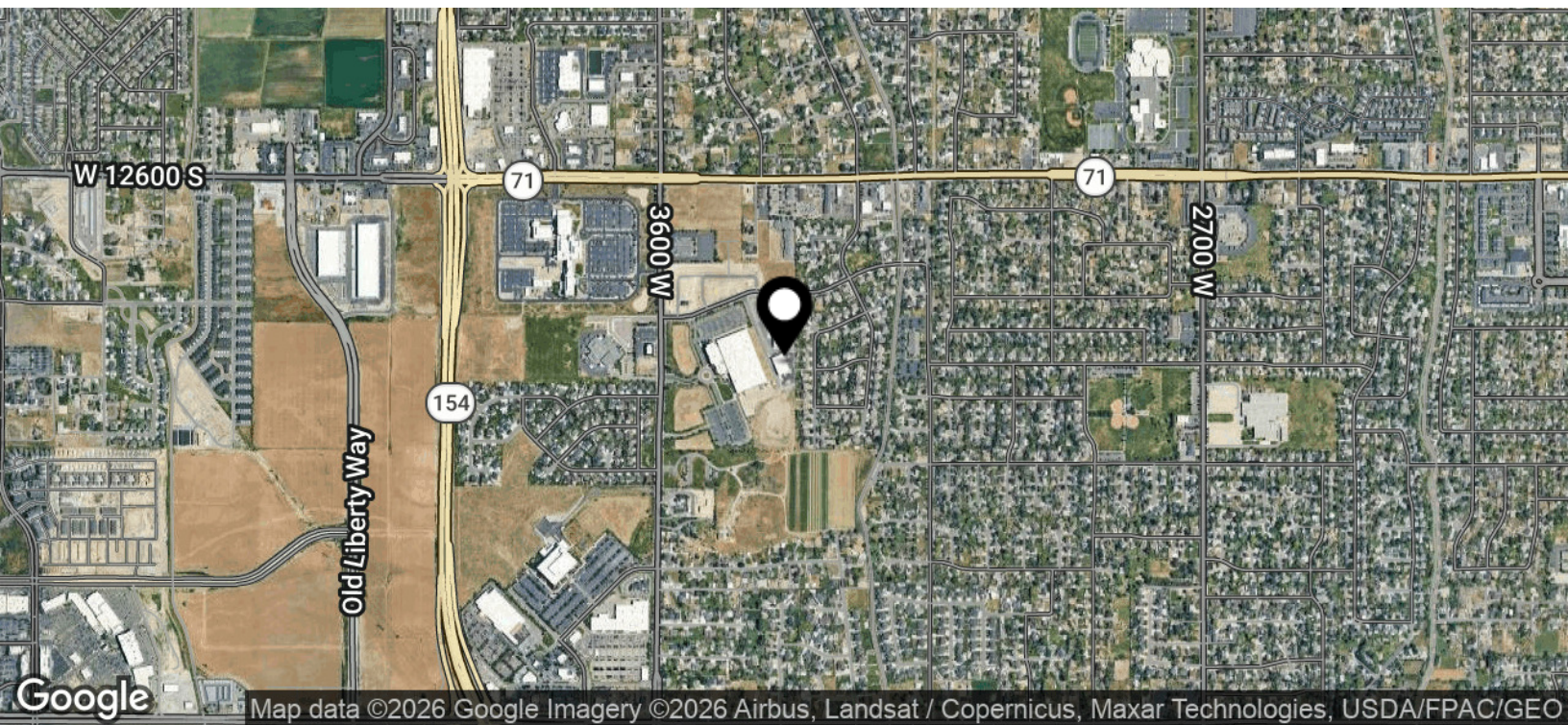
CHRISTIE DAUGHERTY, CCIM

Associate Broker/Partner
702.400.1022
christiedaugherty@gmail.com

INDUSTRIAL PROPERTY FOR SALE / LEASE

3437 W WATER STREET - RIVERTON, UT

3437 Water Street, Riverton, UT 84065



CHRISTIE DAUGHERTY, CCIM

Associate Broker/Partner
702.400.1022
christiedaugherly@gmail.com

INDUSTRIAL PROPERTY FOR SALE / LEASE

3437 W WATER STREET - RIVERTON, UT

3437 Water Street, Riverton, UT 84065



CHRISTIE DAUGHERTY, CCIM

Associate Broker/Partner
702.400.1022
christiedaugherty@gmail.com