

INDUSTRIAL FOR SALE

LAYTON SMALL-BAY INDUSTRIAL | 4,359 SF | 7% PRO FORMA CAP

kwUTAH REALTORS
KELLERWILLIAMS



1101 East Cambridge Circle Unit C, Layton, UT 84040



PROPERTY DESCRIPTION

1101 Cambridge Circle is a well-located light industrial office/warehouse opportunity ideally suited for both owner-users and investors seeking durable industrial fundamentals in Davis County. The $\pm 4,359$ SF building features approximately 1,320 SF of two-level office space, with the balance dedicated to functional warehouse, creating an efficient layout for a wide range of service, trade, and light industrial users. The property includes one grade-level loading door and offers clean circulation for daily operations. From an investment standpoint, the property supports pro forma rents of \$1.25/SF NNN, translating to an estimated annual NOI of approximately \$65,385. At the asking price of \$950,000, this reflects a projected cap rate of approximately 7%, which is highly attractive for a small-bay industrial asset in a supply-constrained submarket. For owner-users, the two-level office allows for clear separation between administrative and operational functions, while the predominately warehouse footprint provides strong utility for storage, light manufacturing, or distribution. Built in 2008 and zoned M-1, the property offers a modern, flexible platform for businesses seeking long-term occupancy with built-in exit liquidity.

PROPERTY HIGHLIGHTS

- Approximately 660 SF of two-level office
- $\pm 4,359$ SF total building size
- Pro forma rents of \$1.25/SF NNN
- Projected NOI of approximately \$65,385 annually
- Estimated 6.9% cap rate at \$950,000 asking price
- M-1 zoning allowing a wide range of industrial uses

OFFERING SUMMARY

Sale Price:	\$950,000
Lot Size:	0.01 Acres
Building Size:	4,359 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	164	455	1,976
Total Population	478	1,353	5,859
Average HH Income	\$116,089	\$119,289	\$120,557

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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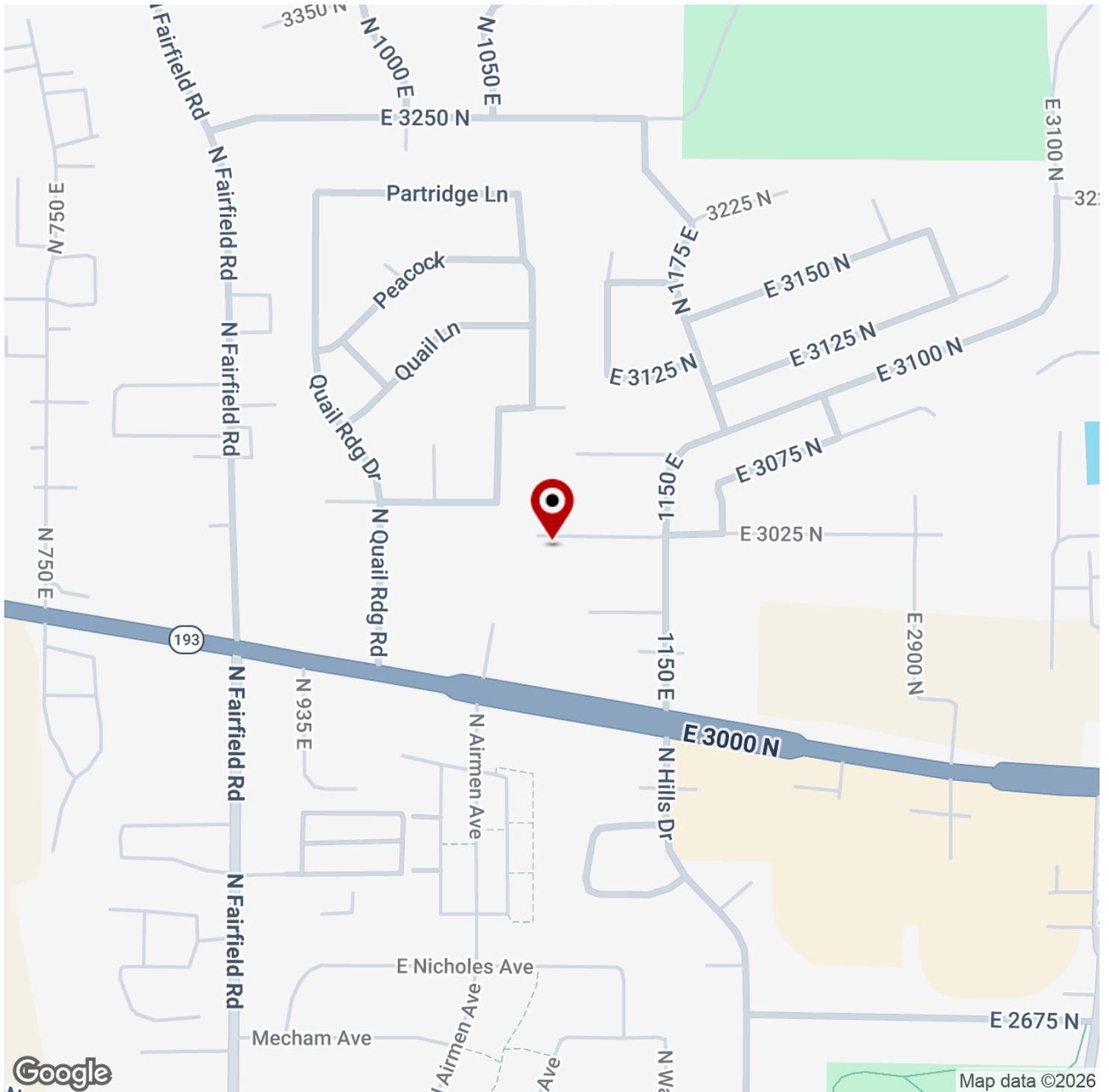
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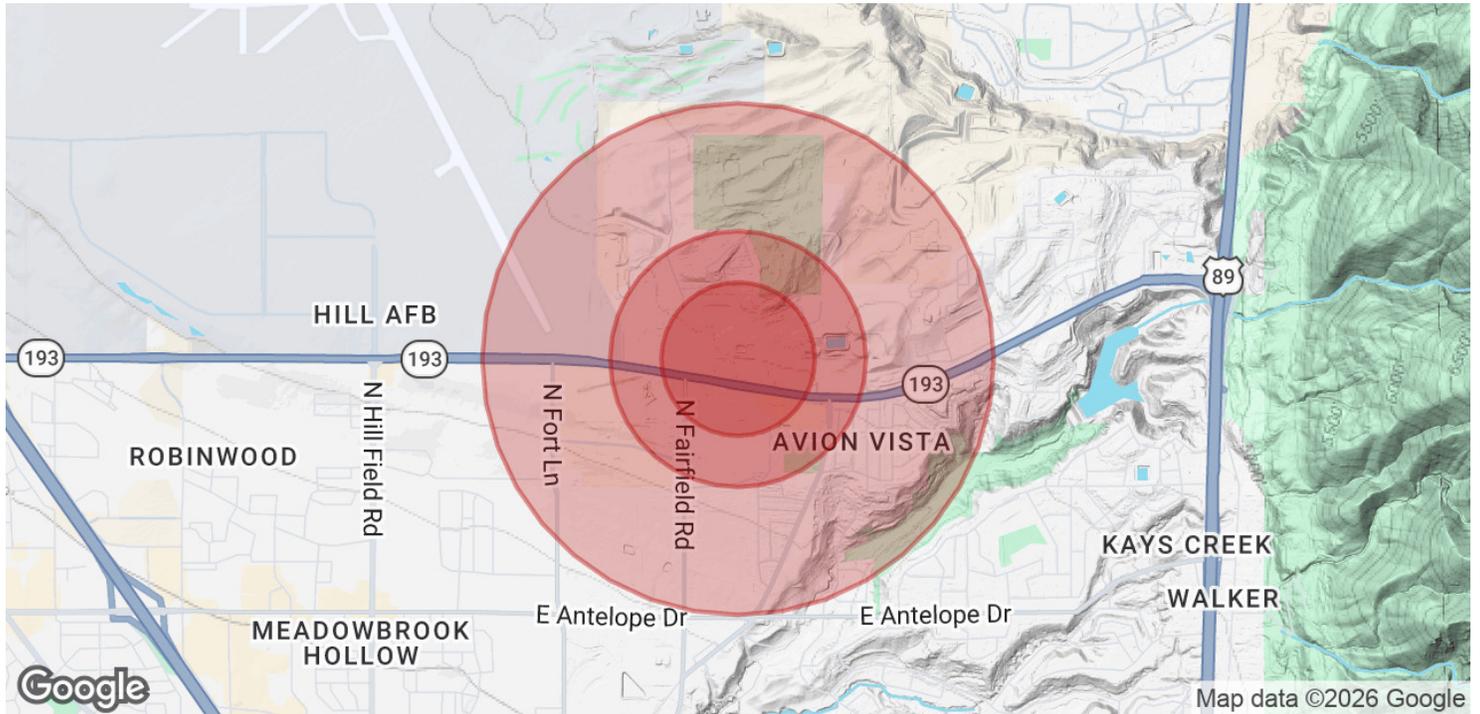
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	478	1,353	5,859
Average Age	33.2	34.3	35.4
Average Age (Male)	32.5	33.7	34.3
Average Age (Female)	34.3	35.3	36.4

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	164	455	1,976
# of Persons per HH	2.9	3.0	3.0
Average HH Income	\$116,089	\$119,289	\$120,557
Average House Value	\$375,101	\$390,243	\$409,806

2023 American Community Survey (ACS)

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