

# FOR LEASE

## Office and Warehouse with I-15 frontage

8750 S. Harrison St., Sandy, UT 84070



**JASON HAGBLOM**  
Principal Broker

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### PROPERTY HIGHLIGHTS

- ▄ Total Size: 3,982 RSF
- ▄ Office: 1,172 SF (with common)
- ▄ Warehouse: 2,810 SF
- ▄ 2 Offices, shared conf. & RRs
- ▄ Year Built: 2022
- ▄ Zoning: RC (Reg. Comm. Dist.)
- ▄ Parking: 17 stalls

Rare opportunity to lease south valley office/warehouse space with I-15 frontage and potential for building and digital signage! This newly-constructed building with Class A office finishes is ready for immediate occupancy. Property is located right off 9000 South and I-15, allowing for fast and easy freeway access. Buildings are newly constructed and office area can possibly be leased separately from the warehouse. South unit has additional basement storage. Call now to schedule a showing!



### LEASE SUMMARY

- ▄ All asking rates are NNN
- ▄ Billboard and building signage possible
- ▄ Good credit and 3-year min. term required

# PROPERTY PHOTOS



# FLOOR PLAN (8750 S.)

## MAIN FLOOR

### NORTH BUILDING

Warehouse: 2,810 SF

Office (Main): 1,172 SF

Office (2nd): 772 SF

TOTAL: 4,754 SF

Bonus WH Mezz: 600 SF

Base Rent: \$8,450/mo.

NNN: \$1,400/mo.

Clear Height: ~18'

Warehouse Heat: Yes

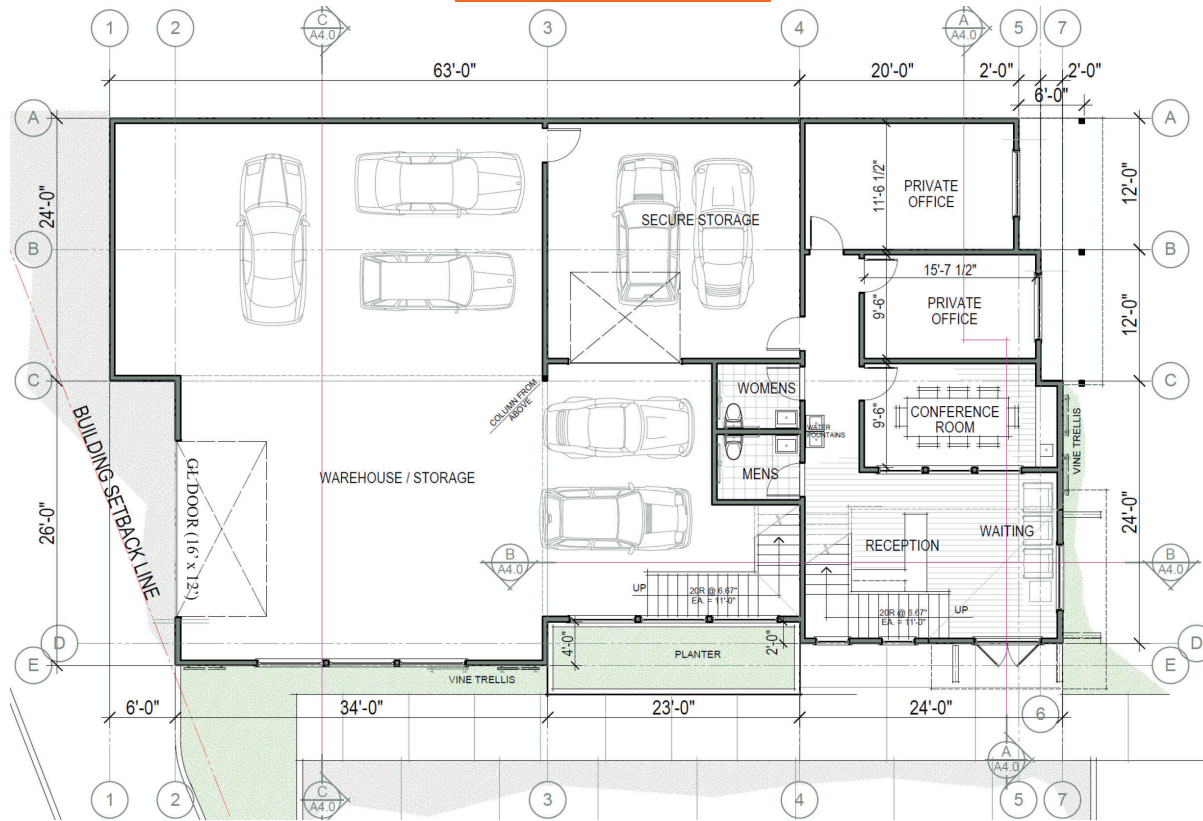
Fire Sprinklers: No

Shop Sink: Yes

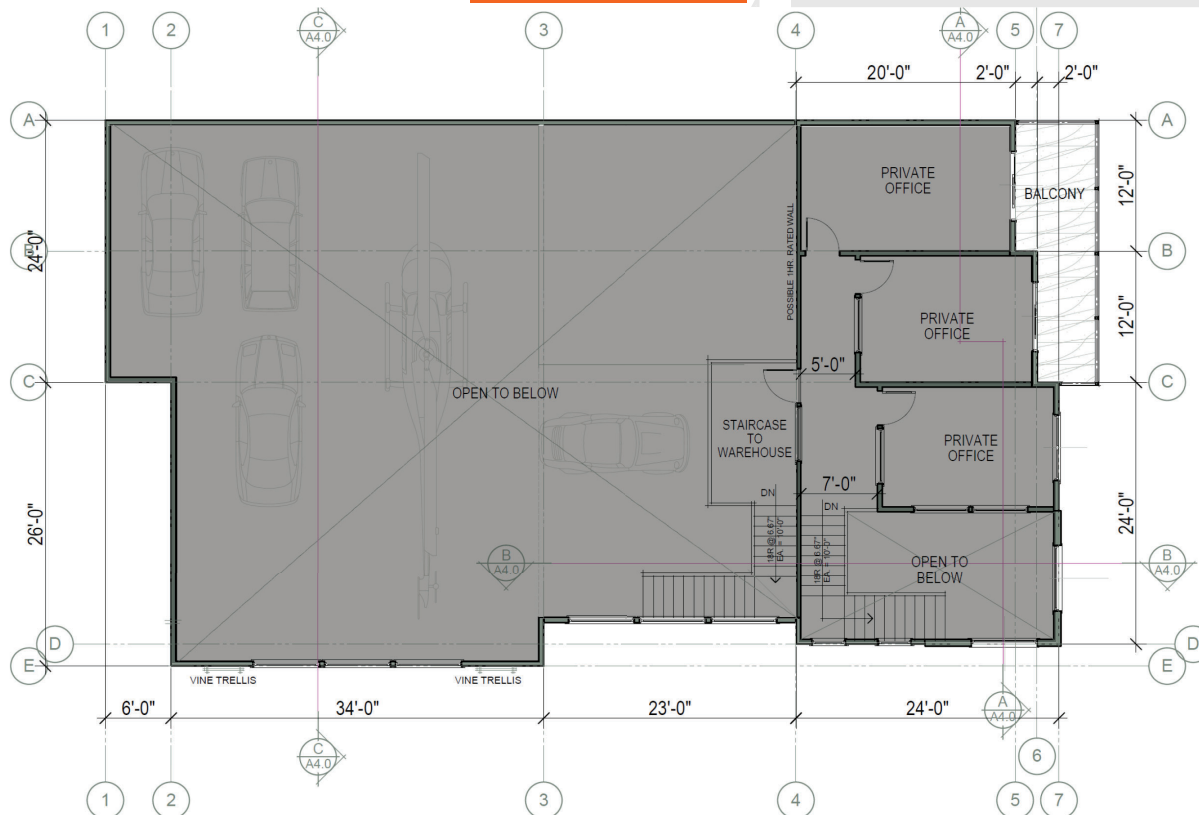
Internet: Xfinity

Google Fiber coming soon

Class A office finishes



## 2ND FLOOR









# CONTACT

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