

DECKER LAKE INDUSTRIAL SPACE

3076 Decker Lake Dr, West Valley City, UT
84119



Investment Realty
ADVISORS

ELLIOT ABEL

Associate Broker
435.485.7070
elliott@iraut.com

4,469-9,576 SF of Industrial Flex Space Available

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Welcome to 3076 Decker Lake Ln, a brand new under construction commercial property located in the desirable West Valley City manufacturing neighborhood. This 19,600 sq ft building offers the opportunity to divide the space into four units.

Suite 400 Available: \$13.85 SF/YR. Includes a demising wall, bathroom, LED lighting and 5 electrical outlets.

The property features 28 parking spots, 12-foot clear heights, and 12'x14' bay doors in the back. Tenant improvements are flexible, and there is plenty of room for signage. Phase 3 power. Don't miss this opportunity to secure a prime location for your business.

OFFERING SUMMARY

Lease Rate:	\$13.85 SF/YR
Lease Type:	NNN
Estimated CAM:	\$4.00 SF/YR
Number of Available Units:	1
Available SF:	5,409 SF
Building Size:	19,600 SF
Total Parking Stalls:	28
AADT:	12,299
Lease Term:	3-10+ Years
Available Date:	Now

SITE & AVAILABILITY



ADDITIONAL PHOTOS



PERMITTED USES



Uses – (Uses with an asterisk (*) include use-specific regulations.)	C-3
Alternative Financial Service Provider*	P
Artist Studio	P
Assisted Living Facility	P
Automobile Parts Store	P
Automobile Sales, New	P
Automobile Sales, Used	P
Blood Plasma Center*	P
Brew Restaurant, Brew Restaurant and Liquor Retailer, Small Brewer*	P
Caretaker's Dwelling	P
Cargo Container*	P
Community Use	P
Day Care/Preschool Center	P
Fast Food Establishment with Drive-Up Window*	P
Fast Food Establishment with No Drive-Up Window	P
Financial Institution	P
Fitness Center	P
Food Vending Unit* and Mobile Food Vending Vehicle*	P
Furniture Store	P
Garden Center* or Garden Center* with an Indoor Event Center* as an Accessory Use	P
Gun Range, Indoor	P
Hardware Store	P
Laundromat	P
Lingerie Store	P
Massage Establishment	P
Medical Cannabis Pharmacy*	P
Neighborhood Grocery	P
Neighborhood Service Establishment	P
Nursing Home/Convalescent Center	P
Off-Premises Beer Retailer	P
Office, Medical and Dental	P
Office, Professional	P
Outside Display of Merchandise*	P
Parking Lot, Commercial	P
Parking Structure	P
Permanent Cosmetic Establishment*	P
Recreation, Indoor	P
Recreational Facility Beer Retailer*	P
Rental Store	P
Restaurant*, Restaurant On-Premises Beer Retailer*, Restaurant Liquor Retailer	P
Retail Department or Specialty Store	P
Retail Tobacco Specialty Business*	P
Secondhand Precious Metal Dealer/Processor and/or Precious Gem Dealer	P
Secondhand Store	P
State Store/Package Agency*	P
Taxicab Business	P
Temporary Nonresidential Building	P
Temporary Land Use	P
Uses Customarily Accessory to a Listed Permitted Use	P
Uses Customarily Accessory to a Listed Conditional Use	P
Veterinary Hospital*	P

CONDITIONAL USES



Uses – (Uses with an asterisk (*) include use-specific regulations.)	C-3
Equity Club*, Fraternal Club*, Social Club*, or Other Establishment Requiring a Club License	C
Industrial, Light	C
Moving Truck Rental Business	C
Public Utility Installation (except lines and rights-of-way)	C
Shopping Center*	C
Warehouse	C
Automobile Service*	PC
Bus Terminal*	PC
Convenience Store	PC
Event Center, Indoor*	PC
Fuel Sales Including Gasoline, Diesel, Propane and Other Similar Fuels	PC
Grocery Store	PC
Home Improvement Center*	PC
Instructional Facility	PC
Kennel, Indoor*	PC
Lodging Facility*	PC
Recreation, Outdoor*	PC
Recreational Vehicle, Motorized Outdoor Recreation Equipment and Mobile Home Sales	PC



LOCATION MAP



Google

Map data ©2024

ELLIOT ABEL
Associate Broker
435.485.7070
elliott@iraut.com

Investment Realty Advisors
411 W 7200 S, Suite 201, Midvale, UT 84047