



**the
northwood
group**

PROPERTY FOR SALE OR LEASE

Kaysville Business Park Warehouse

570 N Sportsplex Drive

Kaysville, UT 84037



PROPERTY SUMMARY

This Light Industrial (LI) zoned asset is situated within the well-established Kaysville Business Park. The site is designed for operational efficiency, providing essential infrastructure for light manufacturing, warehousing, and distribution activities. Key logistical advantages include substantial excess land (1.5 acres) and excellent access to major transportation arteries. The facility is located immediately proximate to Interstate 15 (I-15), ensuring reliable connectivity across the Wasatch Front metropolitan area. This building provides a solid foundation for businesses requiring functional space in a high-growth Davis County location.

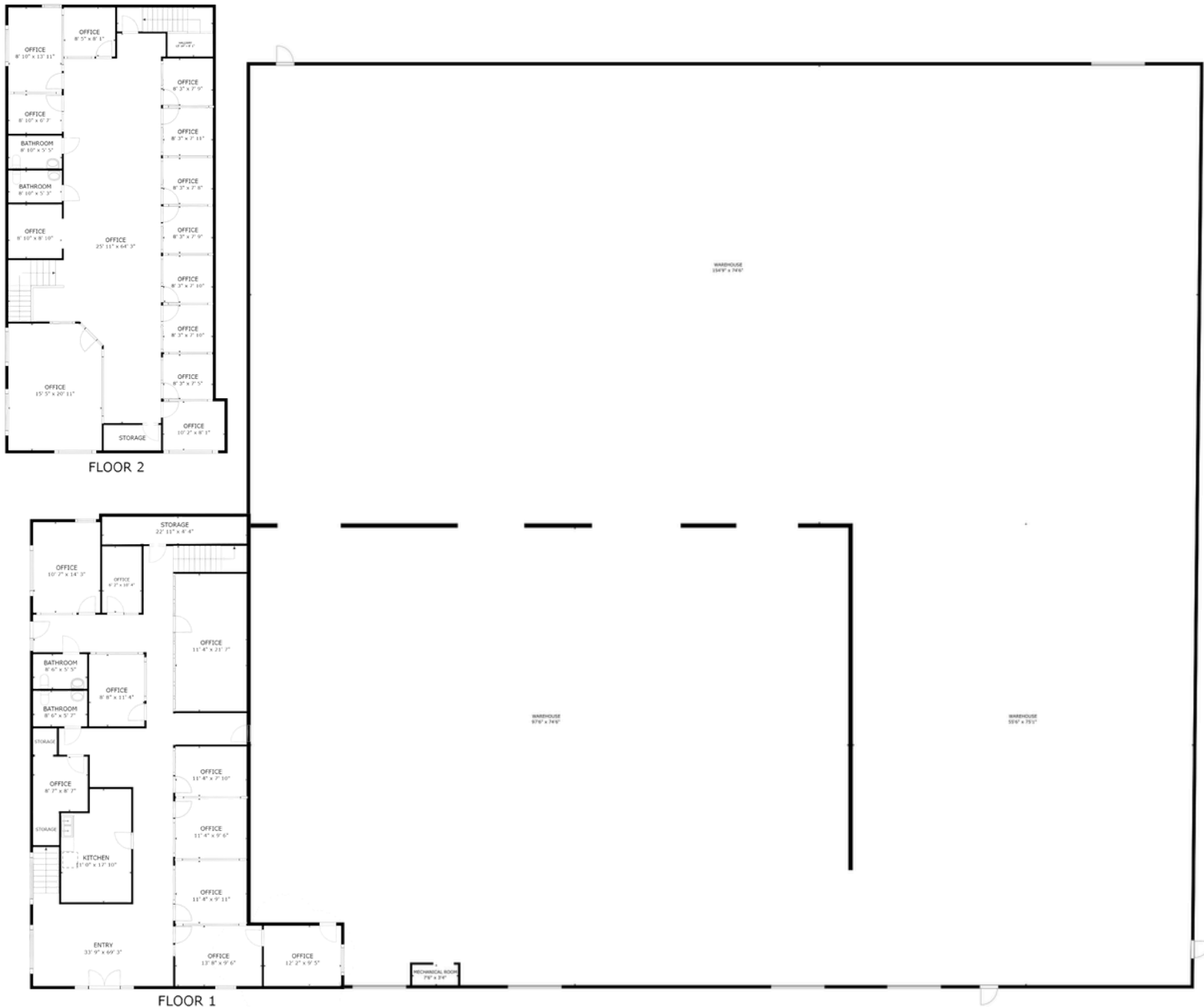
BUILDING SPECS

Sale Price:	\$7,600,000
Lease Price:	\$1.20/sf/month - NNN
CAM Fee:	\$0.20/sf/month
Office:	5,250 sf
Warehouse:	23,425 sf
Total Square Feet:	28,275 sf
Total Land:	3.33 acres
Excess Land:	1.5 acres
Year Built:	2002
Parking:	48 stalls
Power:	400 amp 208-3 Phase
Dock Doors:	3
Ground Level Door:	1 (10' X 10')
Clear Height:	22'
Parcel ID:	11-931-0001
Zoning:	LI (Light Industrial)

FLOOR PLAN



570 N Sportsplex Drive in Kaysville is a versatile $\pm 28,109$ SF freestanding building combining a sharp two-story office block with a high-clear warehouse — including a sizable east-bay addition — all under one roof. The 5,103 SF of finished office space delivers roughly 24 private offices across two floors, anchored by a welcoming front lobby, full kitchen, four restrooms, and an expansive $\pm 1,665$ SF open work area on the second floor that's ideal for a bullpen, training, or collaborative team space. Behind the offices, 23,005 SF of clear-span warehouse flows seamlessly across three connected bays with only partial demising walls — offering exceptional flexibility for distribution, manufacturing, light industrial, or flex users looking for both polished front-of-house presence and serious back-of-house capacity.



3D
Walkthrough

AERIAL VIEW

