

FOR LEASE | ±6.76 ACRES | M-1 ZONING | POTENTIAL RAIL ACCESS



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NAIExcel

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Property Summary

NNN LEASE RATE/MO **Negotiable**

BUILDING SQFT **±8,579**

ACRES **±6.76**

AVAILABLE **Immediately**

- ±8,579 Total SF
- APN: 176-23-801-007
- ± 6.76 AC (3% Building Coverage)
- 20' Clear Height
- M-1 Zoning
- Paved & Fenced
- Eight (8) Grade level doors
- 3-Phase, 120/240 V, 600 Amps*
- Rail Adjacent
- (1999) Metal Frame Construction
- Sprinklers*
- Skylights*
- Gas*
- 0.5 miles to I-215
- 3.5 miles to I-15
- Southwest Submarket

*To Be Verified



OR TEXT 22132 TO 39200

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Area Map



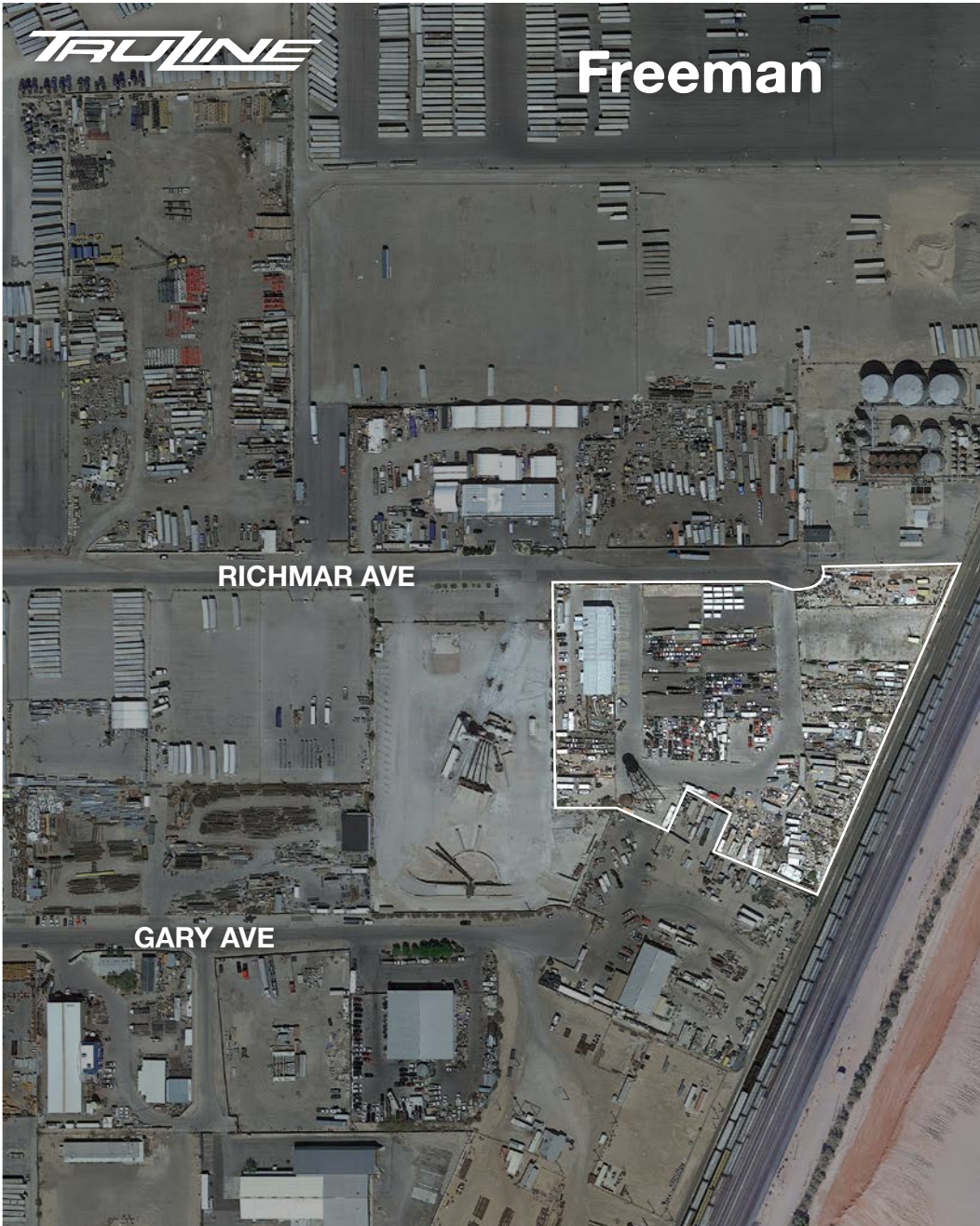
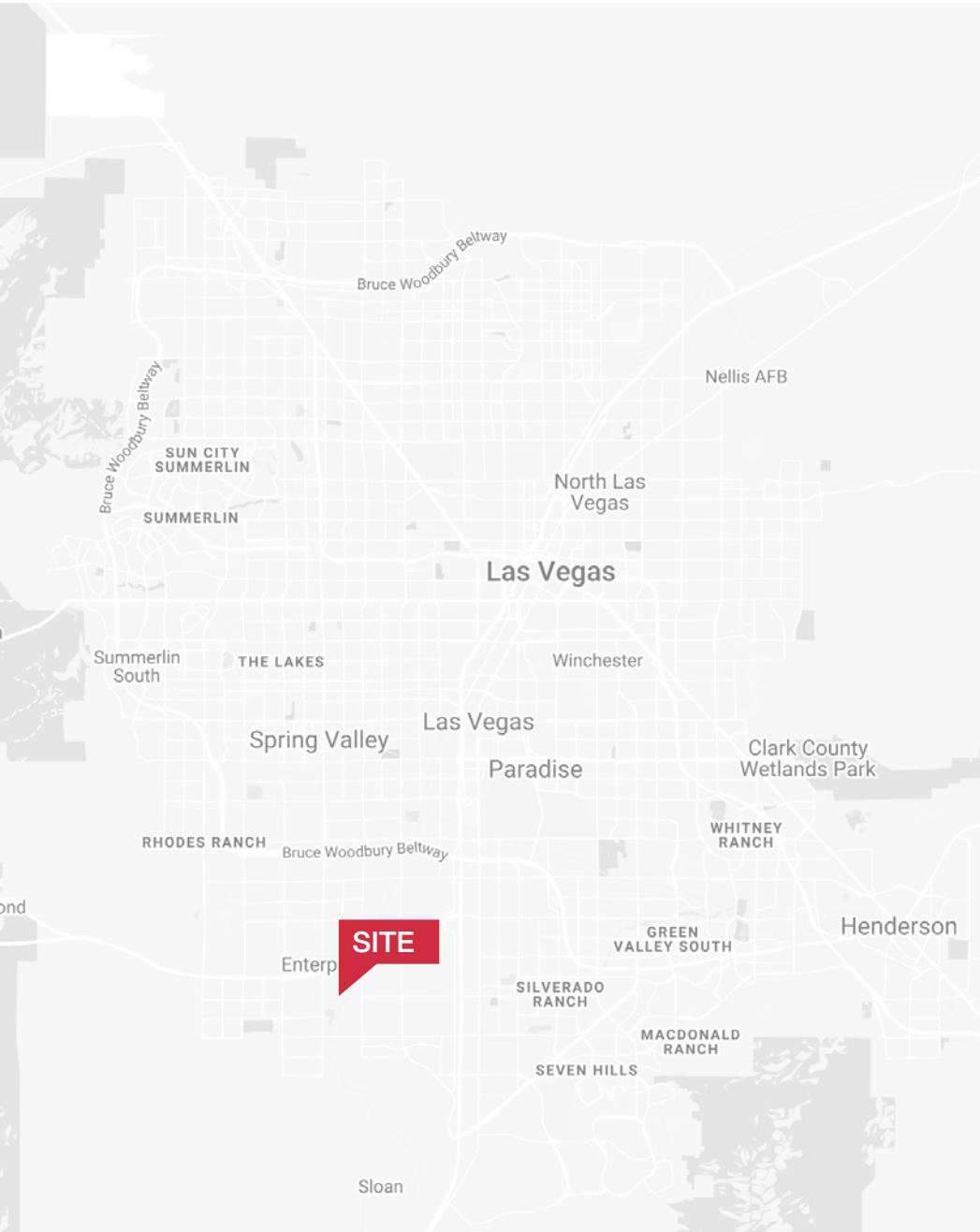
Area Map







Area Map





Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

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