



*Scott Romney
Investment Realty, Inc.*

FOR SALE

2340 South 3270 West, West Valley City, UT 84119



- **Price: \$8,500,000.00**
- **Possible Seller Financing To A Qualified Buyer.**
- **20% Down 6% Interest 10 Year Call.**
- **Approximately 48,942 SQ. FT. Office Warehouse.**
- **Approximately 19,230 SQ. Feet Office/Warehouse Month to Month.**
- **Month To Month Outside Storage Renters.**
- **3 Docks, 11 Grade Level Doors.**
- **Two Electric, Two Gas Meters, Heavy 3 Phase Power.**
- **5.66 Acres, With Outside Yard.**
- **Great Value Add Opportunity!!**

For more information please contact:

Office: (801) 571-1855

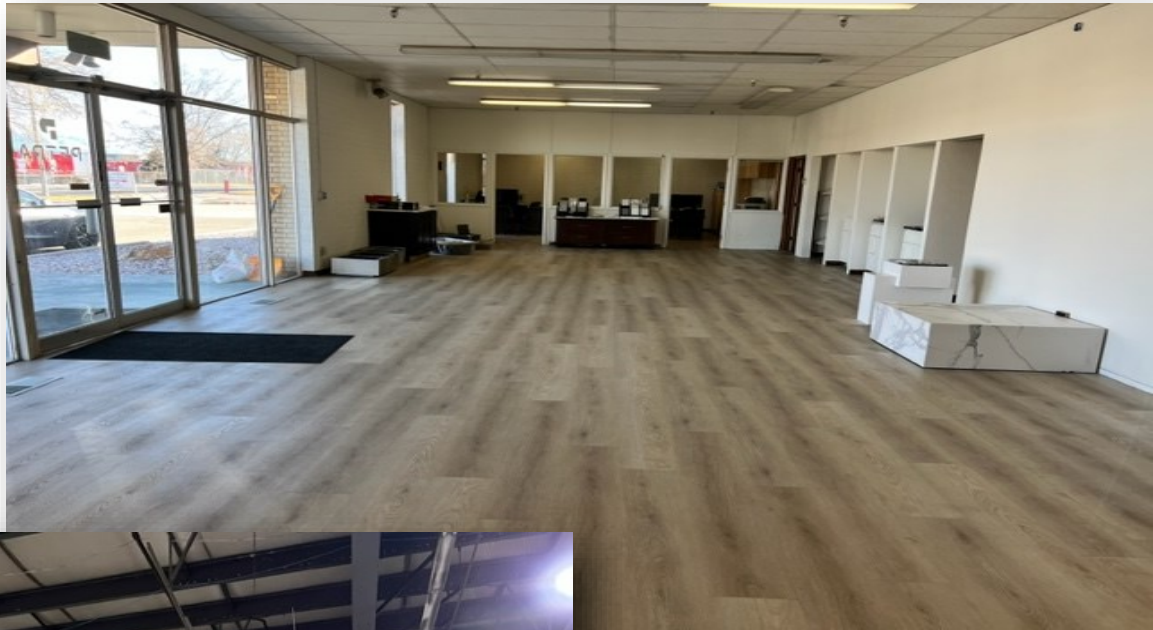
Scott Romney: (801) 631-2008



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ADDITIONAL INFORMATION

- **Fire Suppression.**
- **Great 201 Freeway Access.**
- **Block Construction.**
- **Zoning Industrial.**



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Spencer Romney: (801) 870-9119

Scott Romney: (801) 631-2008



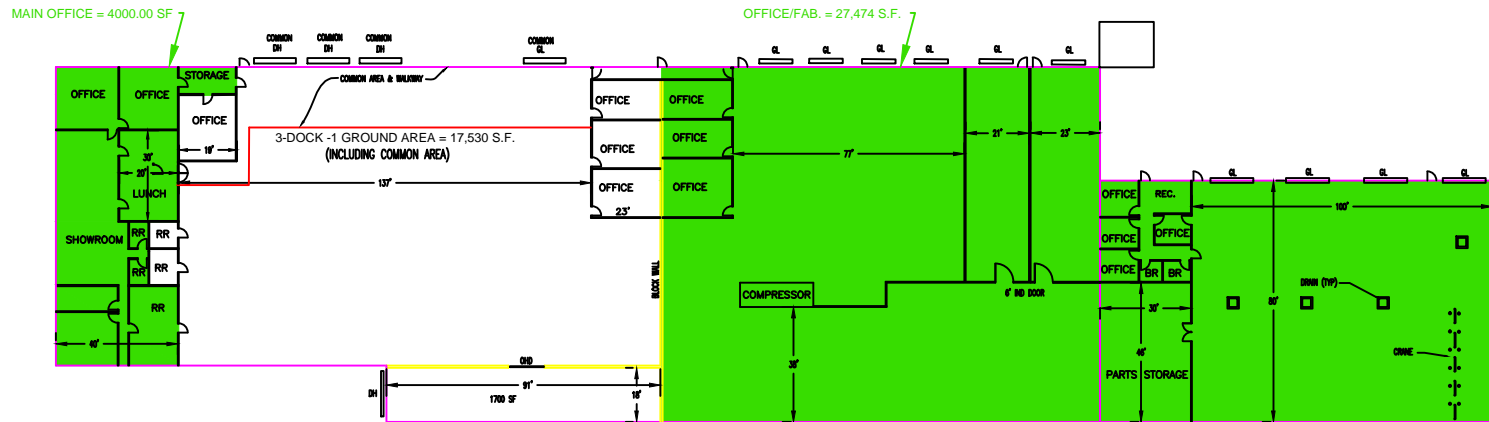
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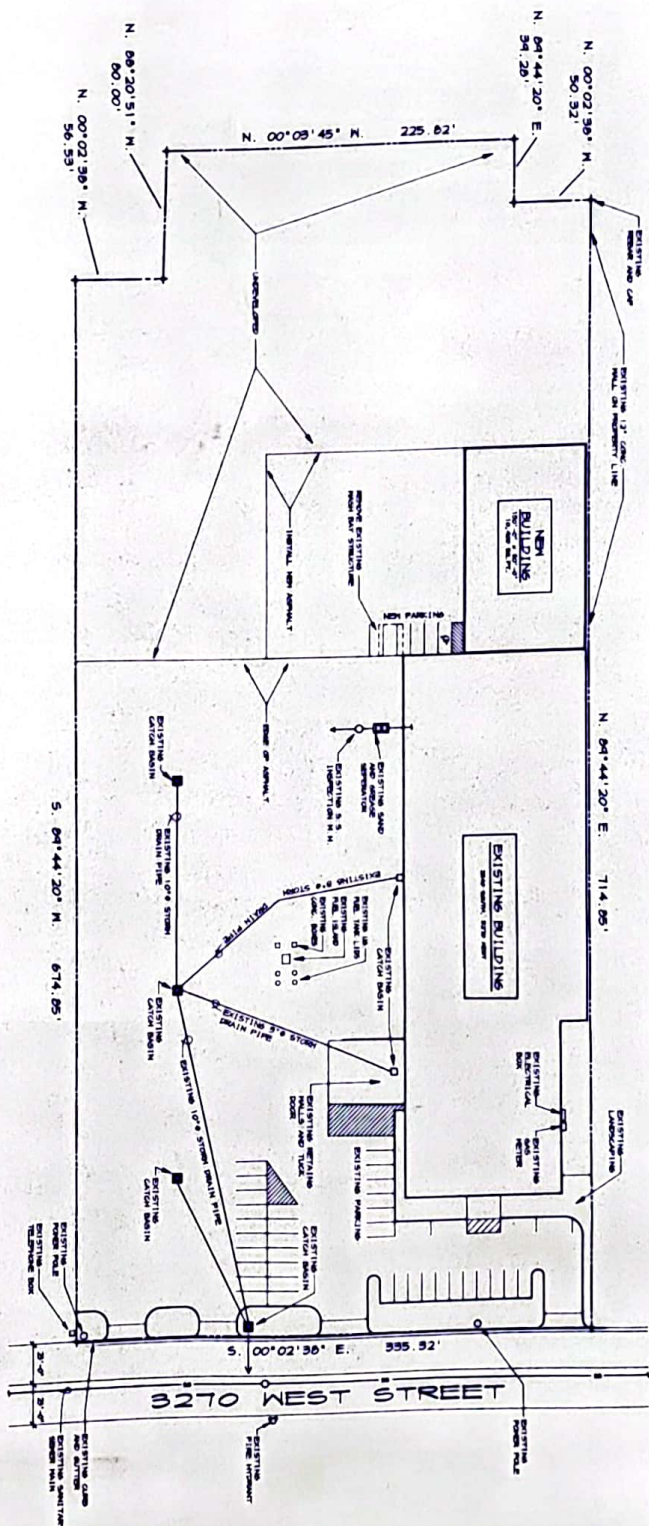
While the above information was obtained from sources deemed reliable, it is not guaranteed.

2340 S 3270 W, WEST VALLEY CITY



TOTAL SQ. FT. OF
BUILDING = 48,942 S.F. ±

THE ABOVE DRAWING IS NOT GUARANTEED TO BE 100% ACCURATE.



SITE PLAN
SCALE: 1"=30'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION