

Warehouse /Flex Space

5,700 to 16,800 Sq Ft

2280 Heritage Dr, Nibley, UT 84003

Up to 16,800 square feet of prime warehouse or flex space available, with suites starting at 5,700 square feet. The property features two overhead loading doors, 24-foot clear ceilings, radiant heat, and single-phase power. A large lot provides ample room for truck access, loading, and unloading. The space can be leased in its entirety or divided into smaller suites as needed. Conveniently located just off Highway 89, offering excellent visibility and easy access for distribution, manufacturing, or storage uses.



FACILITY SUMMARY

RATE: 10.90 Sq ft yr / .90 sq ft month

LEASE TERMS: NNN

SQ FOOTAGE: 5,700 tp 16,800

HEATED: YES

BATHROOM: YES

YARD SPACE: NEGOTIABLE

HIGHLIGHTS

- Two large overhead loading doors
- 24' clear height
- Radiant heat throughout
- Ample yard space for truck loading/unloading
- Single-phase power
- Can be leased as a whole or divided into 5,700 SF suites
- Fenced Yard

CONTACT:

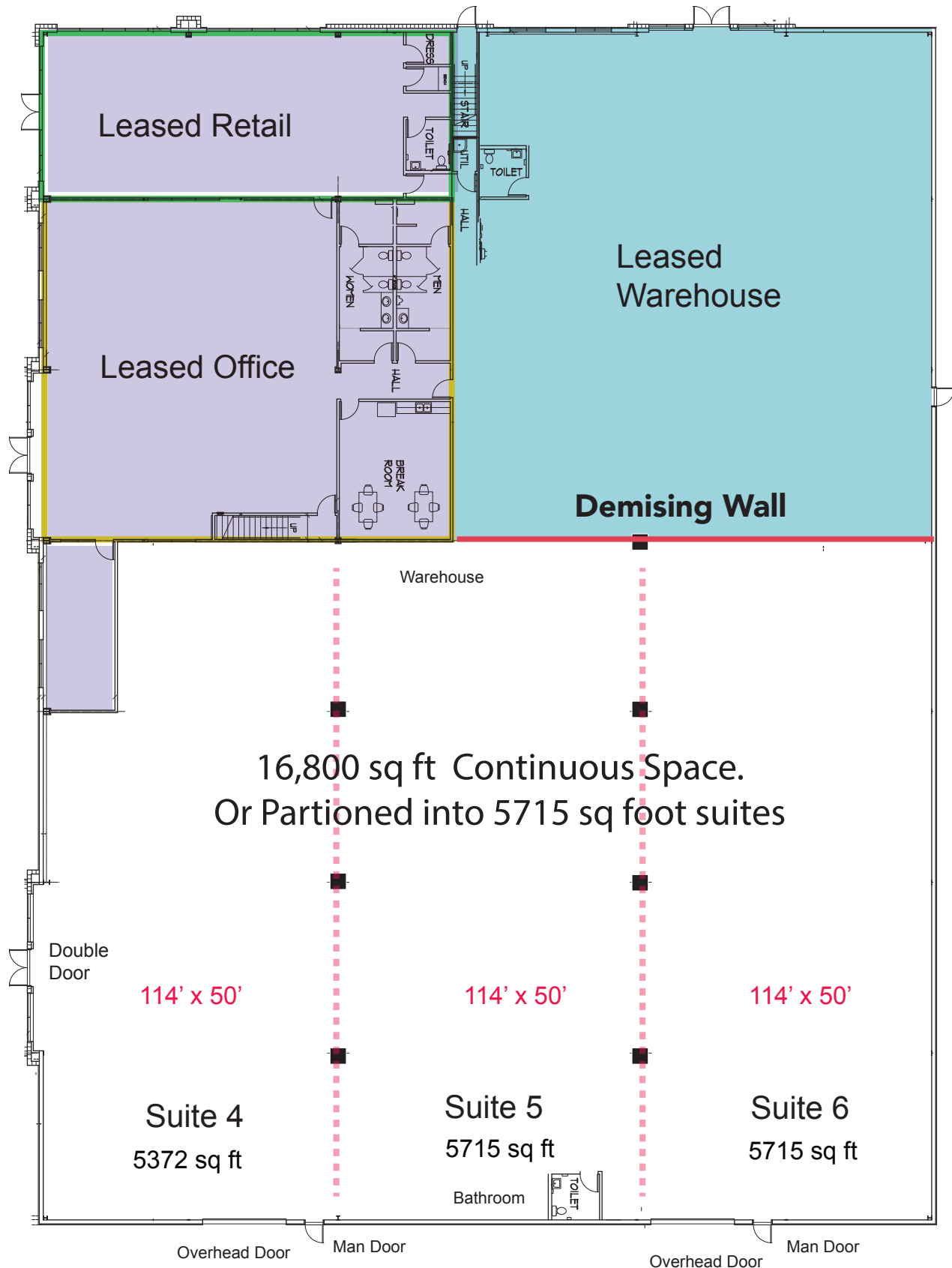
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COMMISSION:

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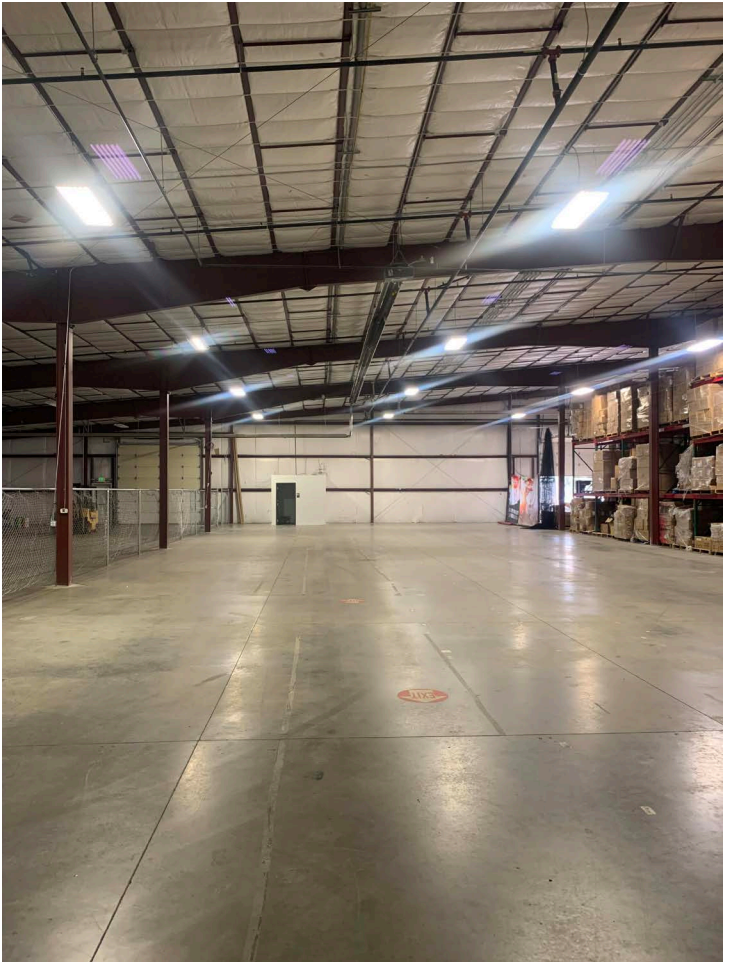
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2280 Heritage Warehouse Space For Lease



Square Footage is Approximate





US 89/91



Square Footage is Approximate