



FOR SALE-CALL FOR PRICING

**48,000 SQUARE FEET
FORMER CLEAN
MACHINE FACILITY
9706 Prosperity Road
West Jordan, UT**

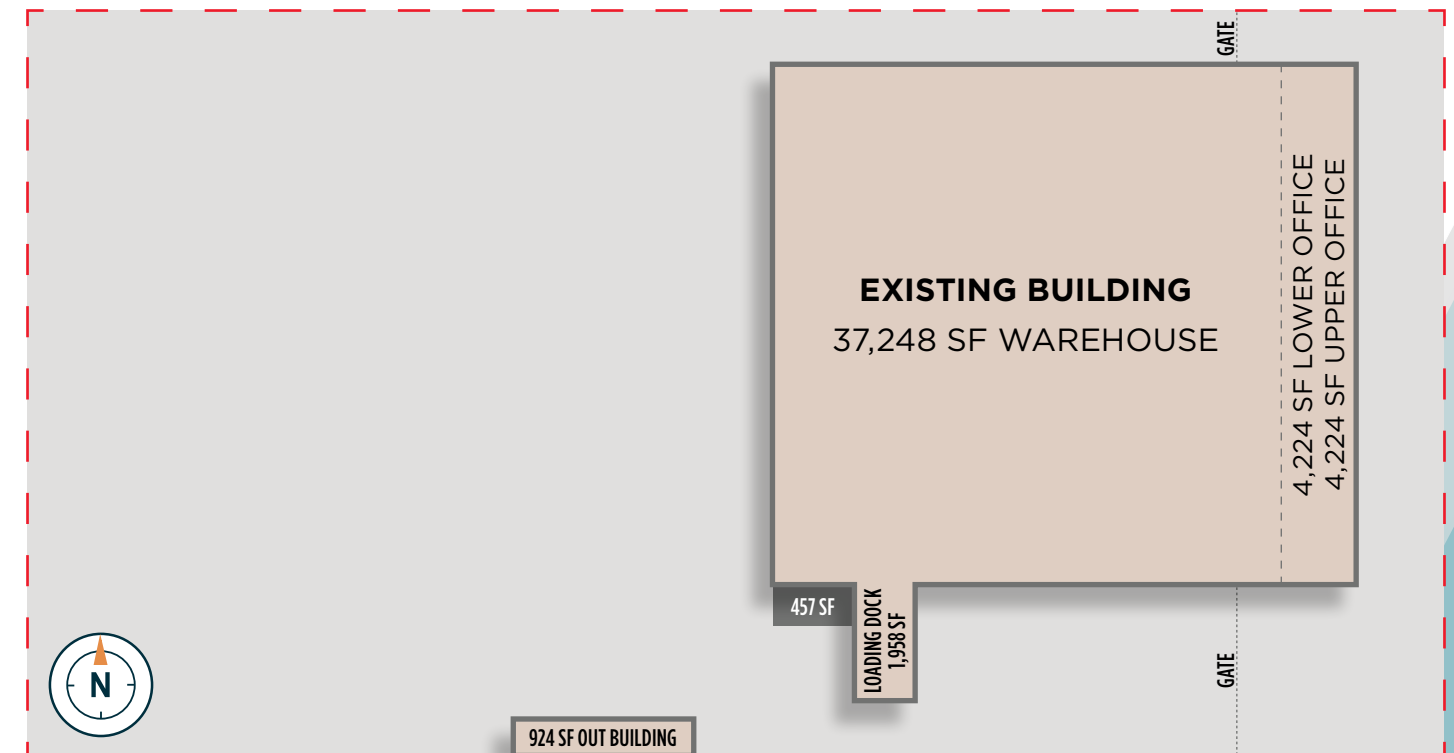
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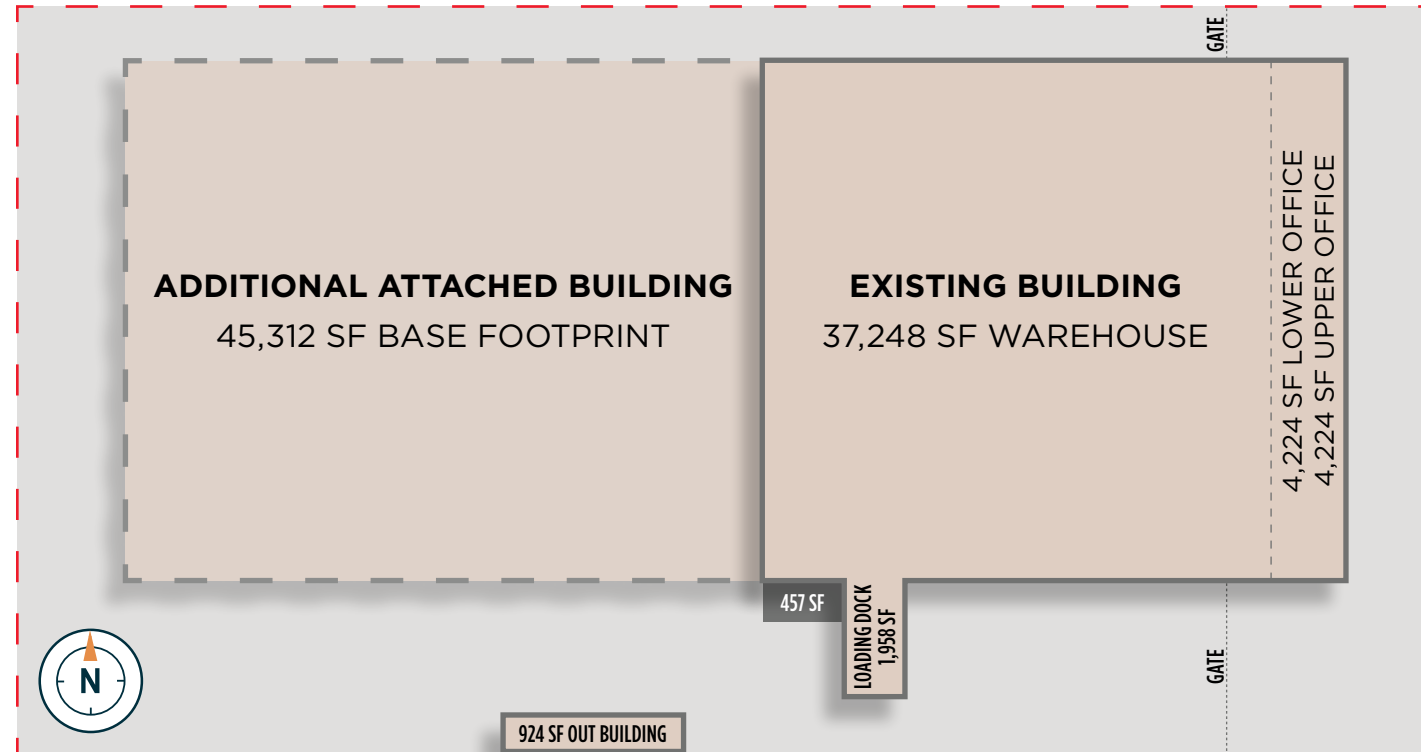


FEATURES

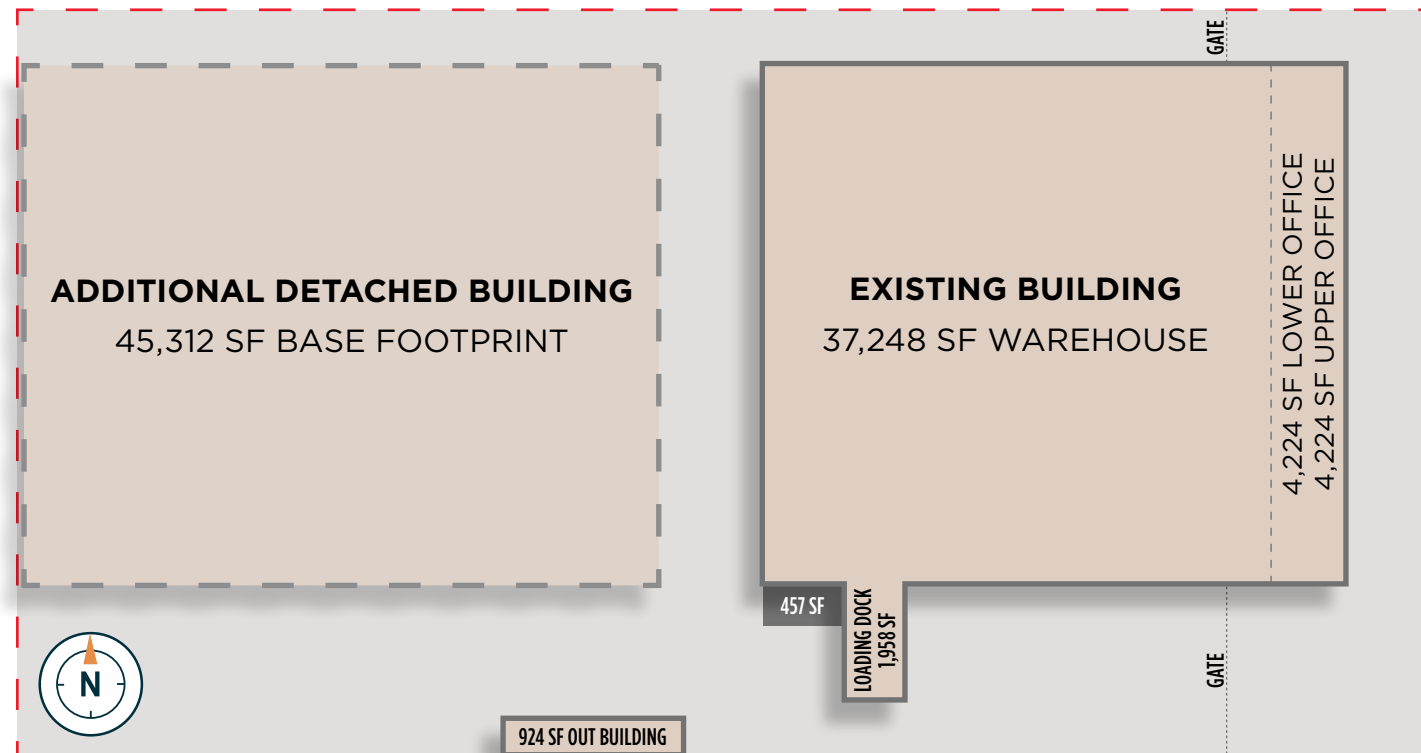
- Total Size: 48,000 SF
 - Zoned M-1 Industrial
 - 5.5 Acres
 - 800 Amps 480 Volts
 - Loading:
 - (1) 14'x16' Ground Level
 - (1) 8'x12' Ground Level
 - (2) 8'x8' Truck Well Doors
 - (1) Drive-Thru Bay with (2) 12'x14' Ground Level Door
 - (1) 14'x16' Delivery Door to Warehouse
 - (1) 5-Ton Crane
 - 23 foot average clear height
 - Full sprinkler system
 - Tip up construction with high R rating
 - Excellent HVAC system
 - LED lighting throughout
 - Membrane roof with skylights
- Future additional building:
- 800 Amps 480 Volts
 - Water and sewer plumbed
 - Fire hydrant at NW corner
 - High soil stability
 - Property to west is 1.5M sf Novva Data Center (elevated above ACJ Property, additional height potential for second building)



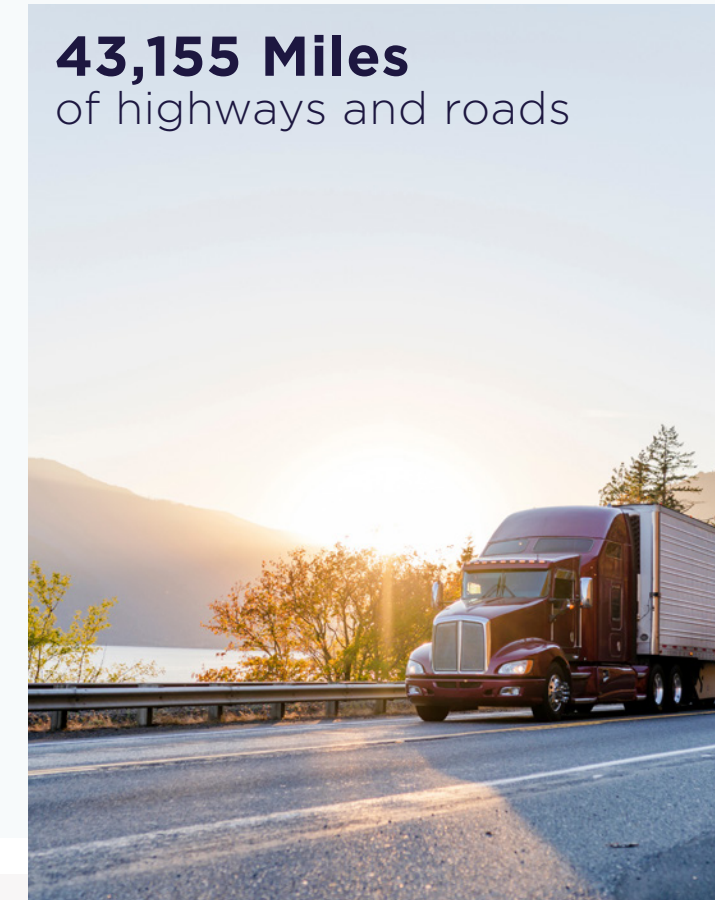
ADDITIONAL ATTACHED BUILDING CONFIGURATION



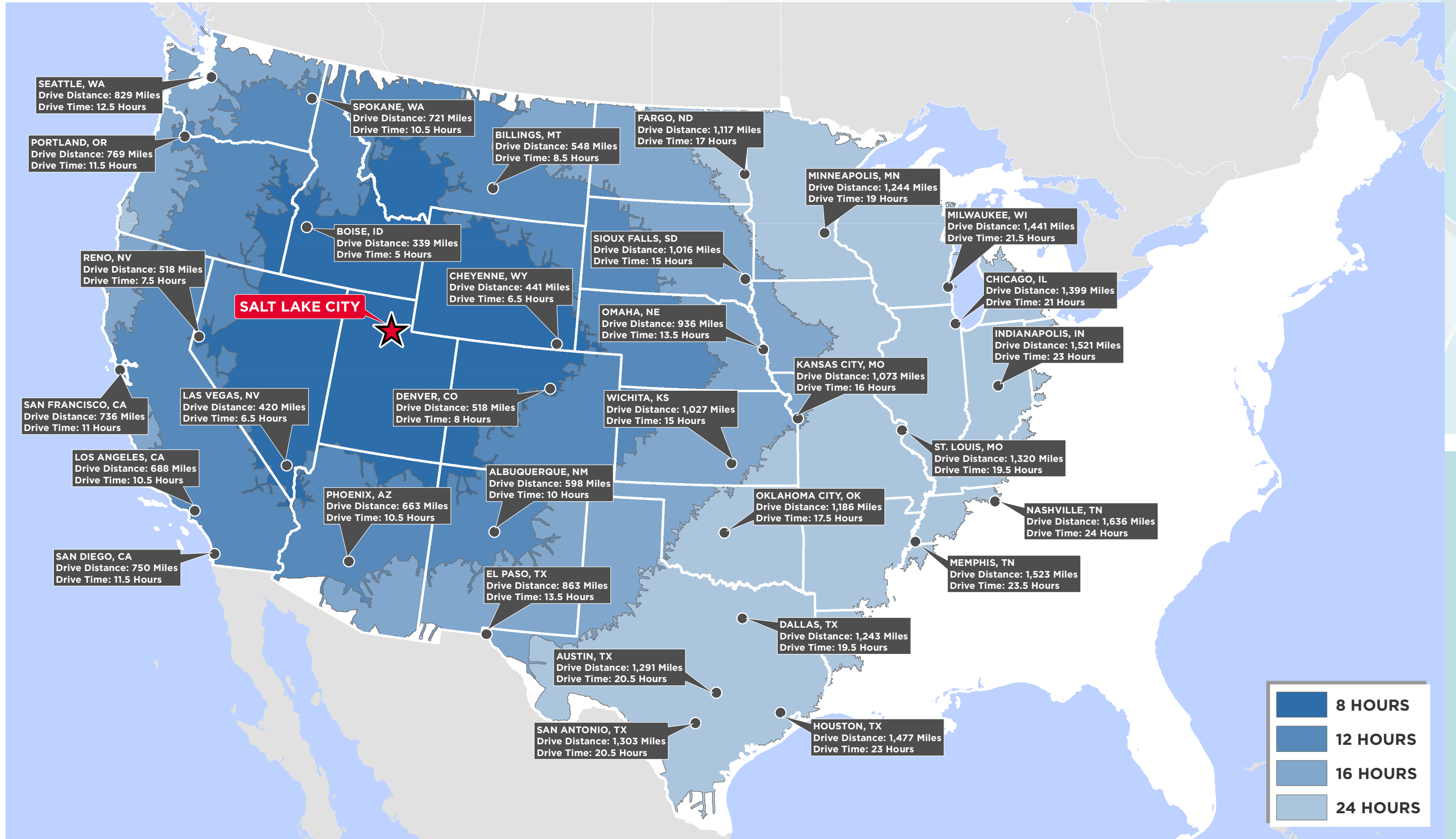
ADDITIONAL DETACHED BUILDING CONFIGURATION



UTAH DISTRIBUTION



24 HOUR TRAVEL TIME FROM SALT LAKE CITY





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