



# OFFICE WAREHOUSE FOR SALE OR LEASE

1890 WEST 4000 SOUTH, ROY, UTAH 84067

**MAJOR PRICE REDUCTION! | WELL BELOW REPLACEMENT COST! | SELLER FINANCING AVAILABLE!**



## PROPERTY INFORMATION

- 15,218 SF Functional Office/Warehouse
- Site Size: 1.28 Acres
- Excellent Location and Access
- Abundant Parking for Office Use
- Precast Panel Construction
- Currently 90% Office Space
- Building can be Converted to Warehouse Space Easily
- Two Grade Level Overhead Doors
- Additional Door(s) can be added
- 16' Clear Height
- Abundant Power
- Back-up Generator for Redundant Power

## DEMOGRAPHICS

|                       | 1 Mile   | 3 Mile   | 5 Mile   |
|-----------------------|----------|----------|----------|
| Population            | 7,475    | 60,909   | 172,974  |
| Households            | 2,643    | 21,554   | 61,687   |
| Avg. Household Income | \$62,477 | \$63,799 | \$64,186 |

## TRAFFIC COUNTS

1900 West: 25,000 Annual Average Daily Traffic  
 4000 South: 11,000 Annual Average Daily Traffic

**PRICE REDUCTION : from ~~\$2,500,000~~ to \$2,095,000.00 | LEASE RATE : \$12.00/SF NNN**

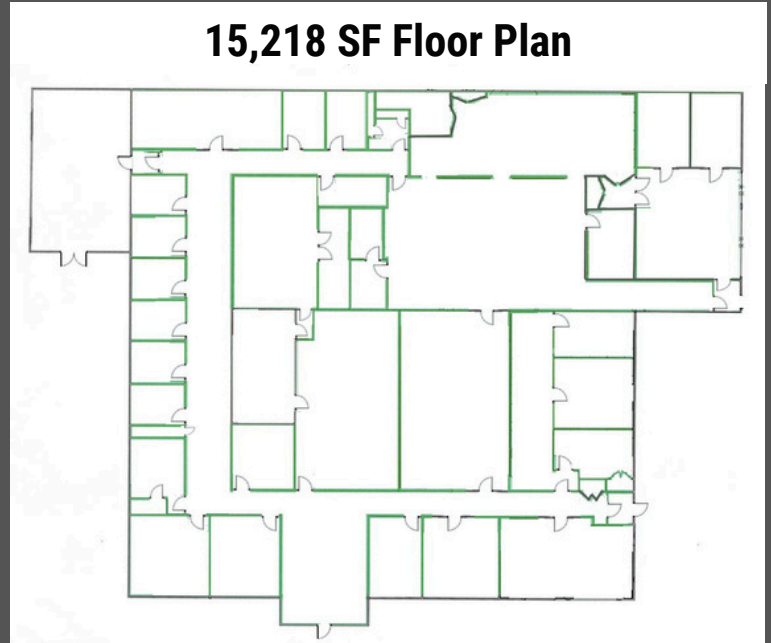
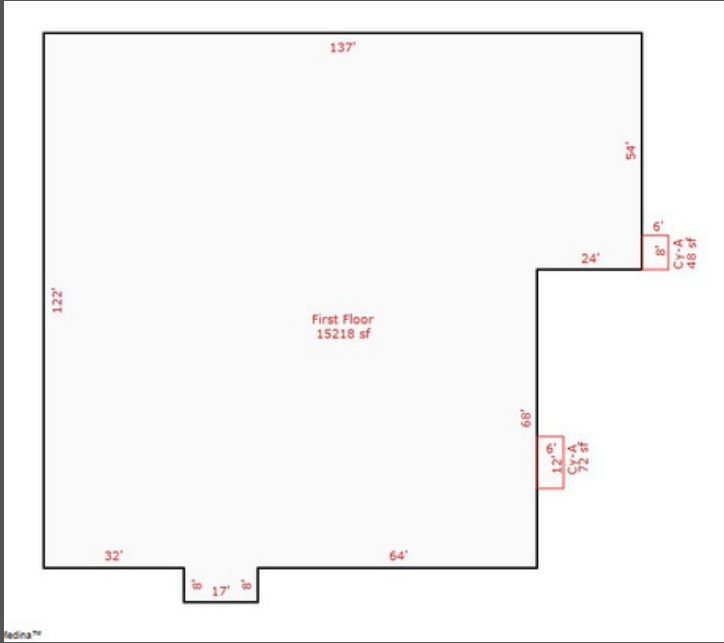
**801.232.4119**

**JAMES MERRILL | james.merrill@crcnationwide.com**



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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

801.232.4119

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