



# Corinne Shop & House

3735 WEST HIGHWAY 13, CORINNE, UTAH 84307 - SHOP

3745 WEST 2425, CORINNE, UTAH 84307 - HOUSE

**For Sale**  
**Ground Lease**  
**\$1,000,000**

## Property Highlights

- Approximately 3 acres
- Warehouse 11,019 SF
- Residence 1,500 SF
- Access to a rail spur
- Warehouse:
  - Approximately 11,019 SF
  - Expansive shop building ideal for light industrial, mechanical, or storage use
- 12'- 13' Clear Height
- Ample power supply
- Flexible workspace for automotive, fabrication, or agricultural operations
- Easy access to main roads and highways, including I-15
- Plenty of outdoor parking and yard space for equipment or vehicles

*For information, please contact:*

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