

DRAPER I-15 W/ YARD

132 West 13490 South | Draper, UT 84020



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BUILDING COUNT:
Two (2) Totaling 13,774 SF



IOS



GRADE LEVEL DOORS:
Four (4) 16'x14'



FUEL TANK:
On-Site

FOR SALE

\$11,500,000

Property Highlights

Office

- Building Size: 4,148 SF
- Temperature Controlled
- Reception / Waiting Area
- LED Lighting
- Restrooms: Three (3)
- Break Room: One (1)
- Print / Copy Room
- Storage Rooms: Two (2)
- Private Offices: Fifteen (15)
- Large Conference Room: One (1)
- Fully Remodeled in 2025
- Drinking Fountains

Office/Warehouse

- Building Size: 9,826 SF
- Office Size: 1,756 SF
- Warehouse Size: 6470 SF
- Structural Mezzanine: 1,600 SF
- Reception Area
- Break Room / Conference Room: One (1)
- Bullpen Area: One (1)
- Private Offices: Three (3)
- Restrooms: Two (2)
- Locker Room With Washer & Dryer
- Fire Sprinklered
- LED Lighting in Warehouse
- Temperature Controlled Office

- Sensored Lighting System in Office
- Clear Height: 21'-24'
- Power: 450 Amps | 208/120V | 3-Phase | 4-Wire
- One (1) Oil Separator
- Four (4) 16' x 14' Automatic Grade-Level Doors
- Trench Drains
- Fans in Warehouse
- Air Compressor
- Air Lines Throughout Warehouse
- Gas-Forced Heating in Warehouse
- Exterior Wash Bay
- CELL TOWER NOT INCLUDED

Yard

Fenced & Secured



Lot Size

5.28 Acres



Office BLDG Renovation

2025 (See Next Page For Details)



Zoning

CBP (Click to Access Permitted Uses Table)



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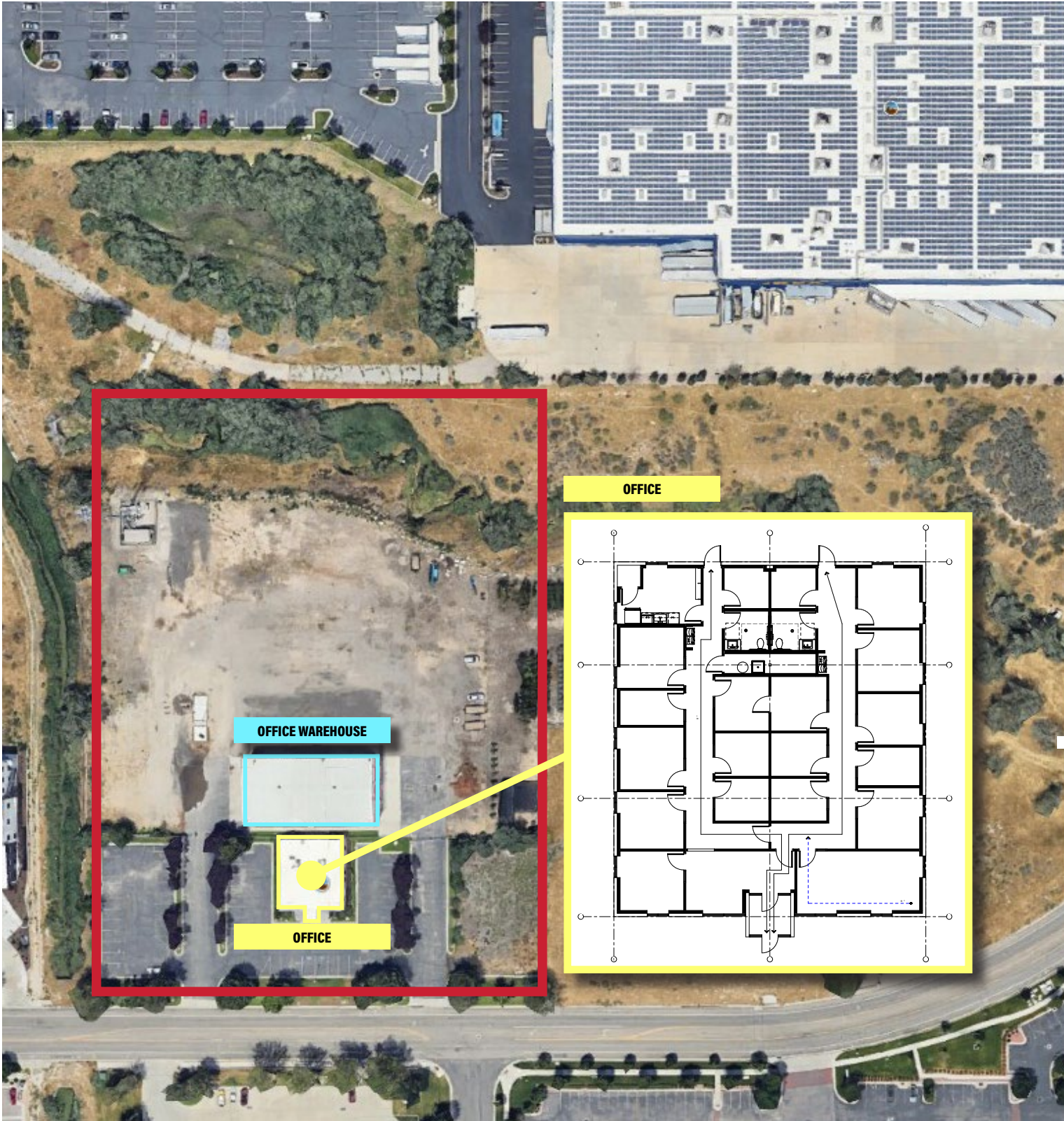
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Full Renovation (Office Building):



New Paint



New Carpet



New Roof



New Led Lighting



New Windows



New HVAC



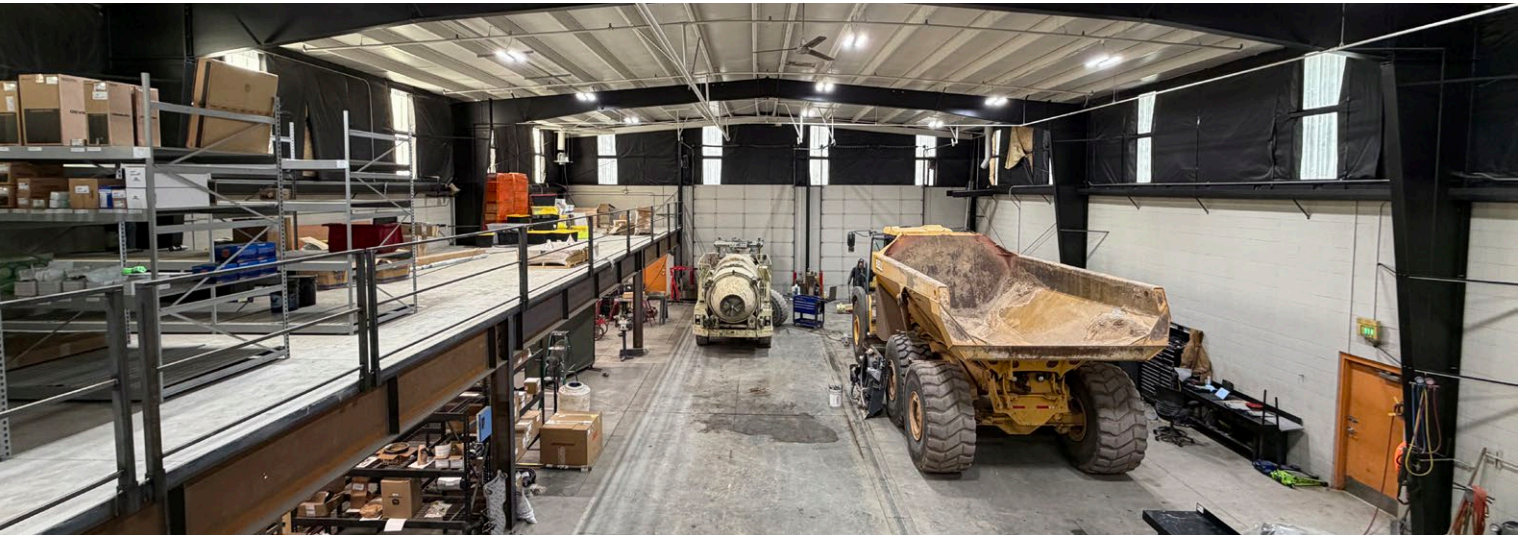
New Fire Sprinklers



New Security Cameras



New Thermostats



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