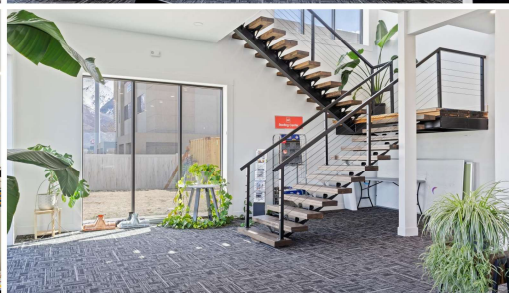
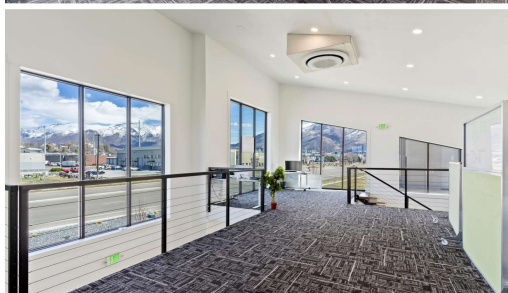
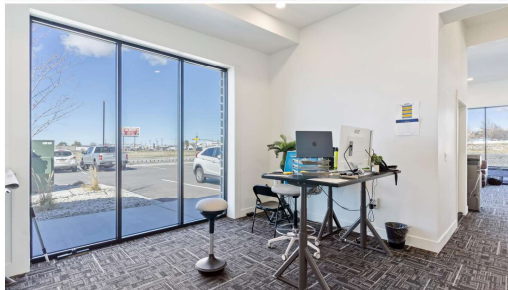




Layton, UT 84040



**Tower Realty Group**  
**Equity Real Estate - Select**

1424 Legend Hills Dr Ste 100, Clearfield, UT 84015  
 Shane 801-923-2007 or Rodney 801-884-9727  
 shanejudkins@gmail.com  
 www.TowerUtah.com



See more information at [view.reelmediautah.com/2079615](http://view.reelmediautah.com/2079615) All information deemed reliable but not guaranteed.







**1042 E 3000 N, Layton, UT 84040**

### Property Details

Total Building Sq footage: 7,291 sq ft  
 Lot Size: 0.68 acres Zoning: CP-1 (Commercial)  
 Year Built: 2023

- **Mezzanine (Office/Storage):** 555 sq ft
- **Parking:** 14 fully lit stalls

#### Interior Features

- Carpet, Hardwood, and LVP flooring
- Kitchenette and Refrigerator included
- Private & Public Restrooms
- Conference Room
- Elevated Patio (Stubbed for 2 BBQs)
- Temperature-Controlled Network Room
- Fire & Security Alarm Systems
- CAT8 Wiring

#### Construction & Energy Efficiency

- ICF Foam Cement Block Walls (14" Thick)
- 24" Thick Insulated Heated Shop/Garage
- Samsung Heat Pumps for High Energy Efficiency
- Construction: Poured Concrete & Stucco
- Roof: Metal

#### Site & Location Features

- Corner Lot with Full Landscaping & Trees
- Views of Lake & Mountains
- Storage Yard

#### Utilities & Connectivity

- Heating: Natural Gas & Heat Pump
- Cooling: Heat Pump
- Sewer: Connected (Private)
- Water: Culinary & Secondary
- Telecom: Broadband, DSL, Ethernet, Wired



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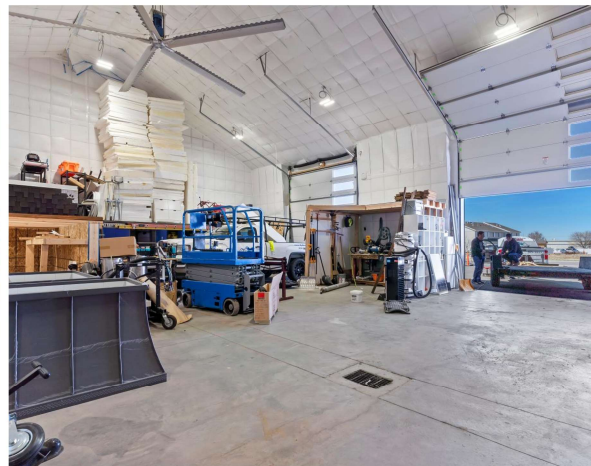
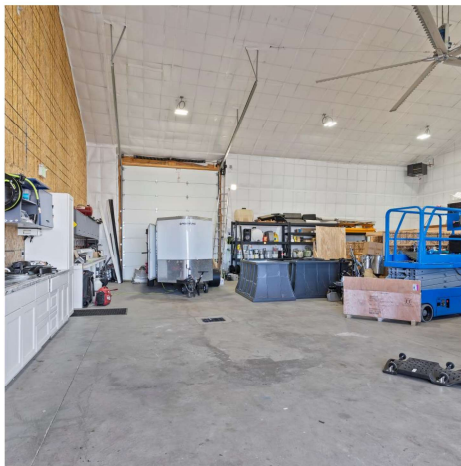
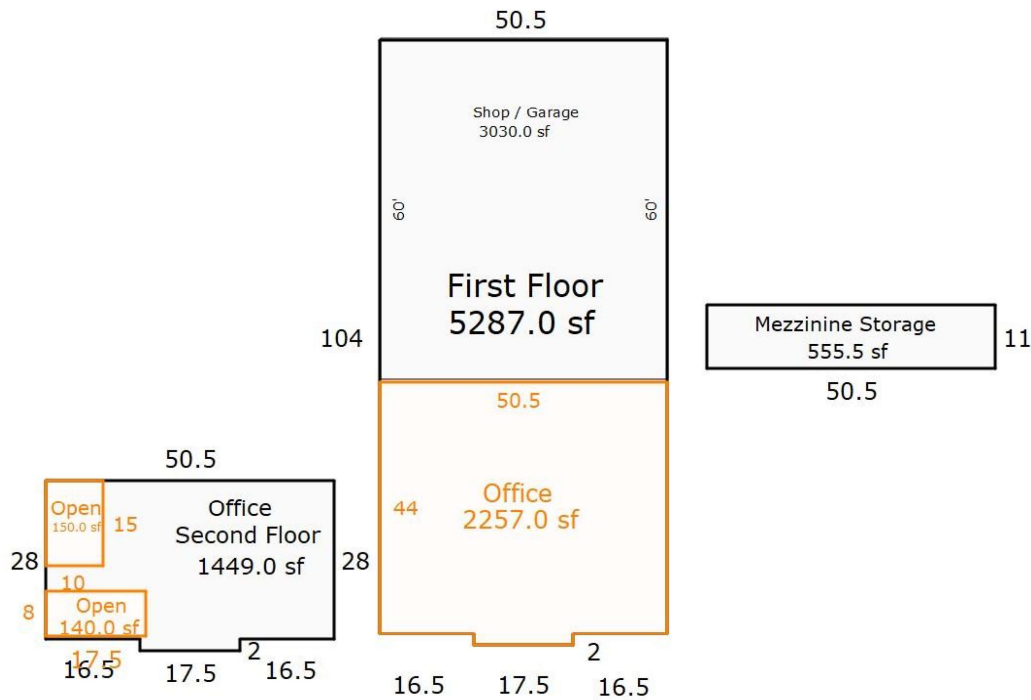
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