



PROPERTY FOR LEASE

Kaysville Business Park Warehouse

570 N Sportsplex Drive
Kaysville, UT 84037



PROPERTY SUMMARY

This Light Industrial (LI) zoned asset is situated within the well-established Kaysville Business Park. The site is designed for operational efficiency, providing essential infrastructure for light manufacturing, warehousing, and distribution activities. Key logistical advantages include substantial paved yard space and excellent access to major transportation arteries. The facility is located immediately proximate to Interstate 15 (I-15), ensuring reliable connectivity across the Wasatch Front metropolitan area. This building provides a solid foundation for businesses requiring functional space in a high-growth Davis County location.

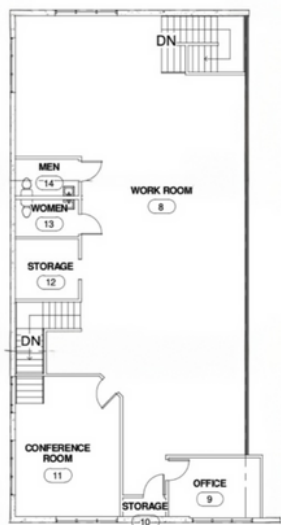
BUILDING SPECS

| | |
|--------------------|-----------------------|
| Lease Price: | \$1.20/sf/month - NNN |
| CAM Fee: | \$0.20/sf/month |
| Office: | 5,250 sf |
| Warehouse: | 23,425 sf |
| Total Square Feet: | 28,275 sf |
| Year Built: | 2002 |
| Parking: | 48 stalls |
| Power: | 400 amp 208-3 Phase |
| Dock Doors: | 3 |
| Ground Level Door: | 1 (10' X 10') |
| Parcel ID: | 11-585-0063 |
| Zoning: | LI (Light Industrial) |
| Availability: | March 1, 2026 |

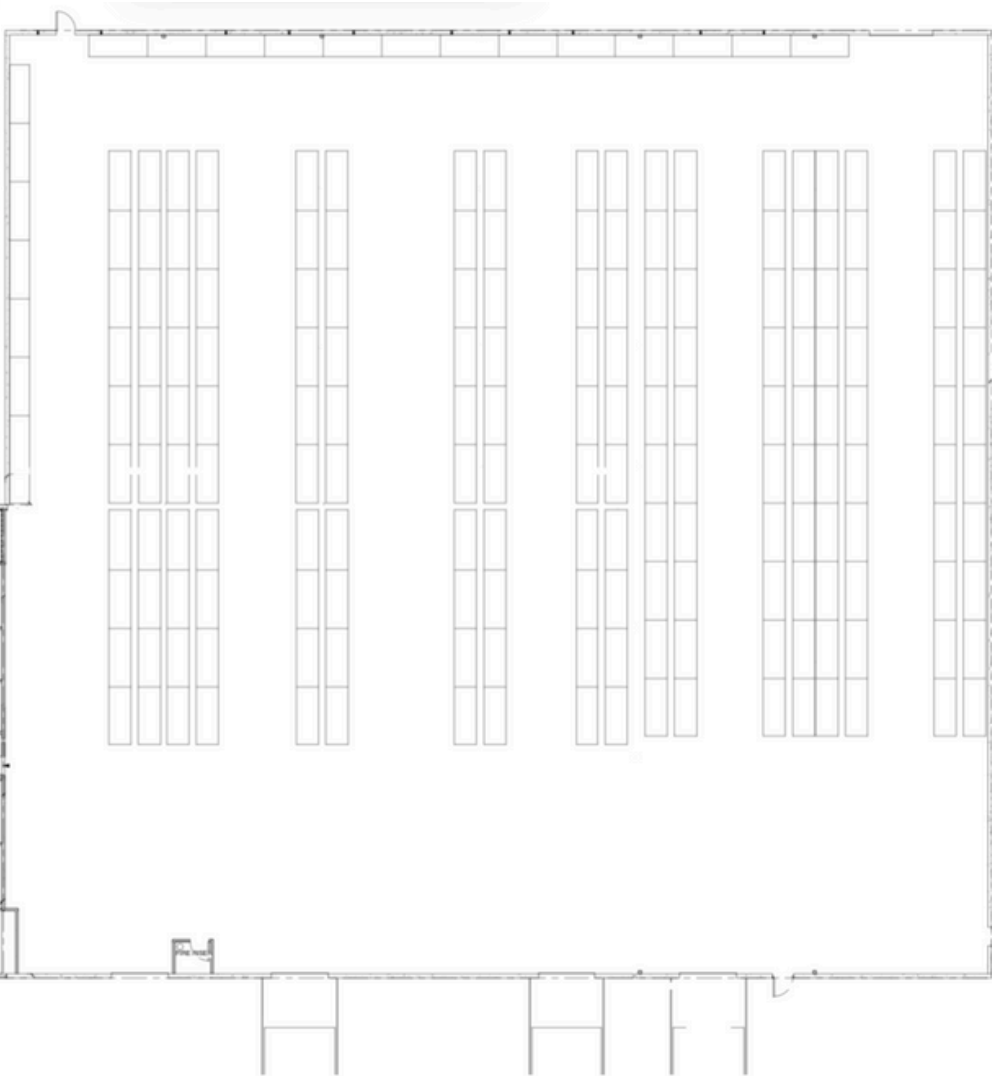
FLOOR PLAN



Floor 2



Floor 1



AERIAL VIEW



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