



FOR SUBLEASE

1901 West 2425 South
Woods Cross UT 84087

- Recent Renovations Complete
- Two (2) Bay Doors (12'x14')
- 16' Clear Height

±4,000 SF | INDUSTRIAL

Property Specs

SUBLEASE RATE	\$1.10 PSF NNN
TOTAL AVAILABLE	±4,000 SF
OFFICE SF	±1,000 SF
YEAR BUILT	2005
TOTAL ACREAGE	±2.0 Ac
TYPE	Industrial Office/Retail Warehouse
TAX ID	062390001

- ±4,000 SF Warehouse includes ±1,000 SF Office
- New LED lighting
- Quartz counter tops
- Epoxy floors
- Added a second bathroom
- Renovated cabinetry and bathrooms
- Two (2) Bay doors (12'x14')
- 16' Clear height



OR TEXT 23751 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

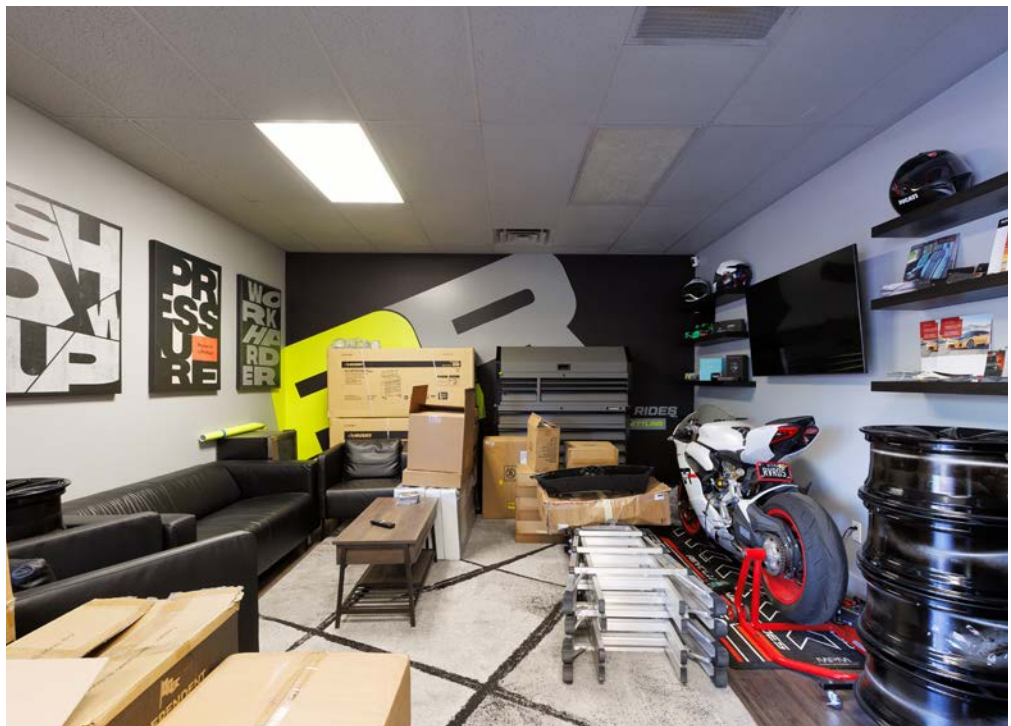
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SUMMARY



PHOTOS

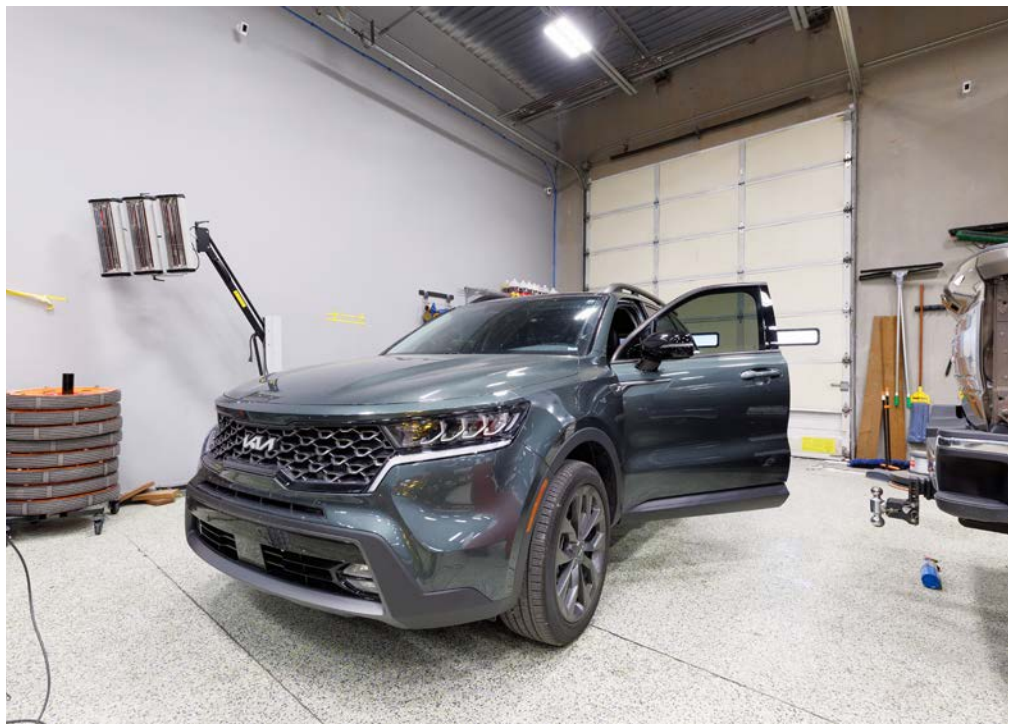
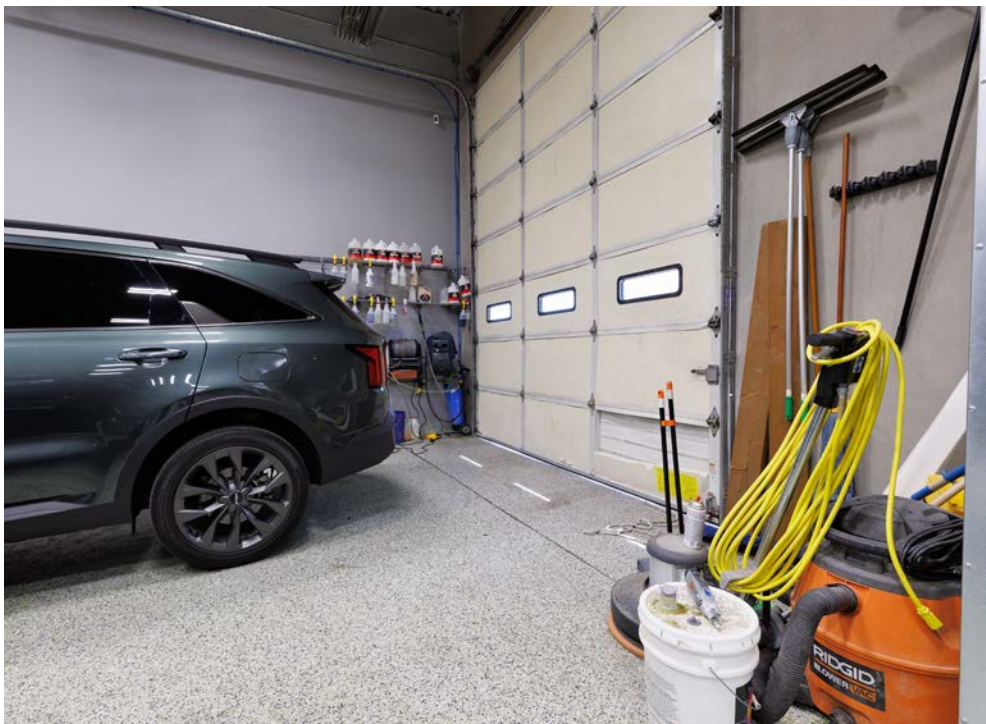




PHOTOS

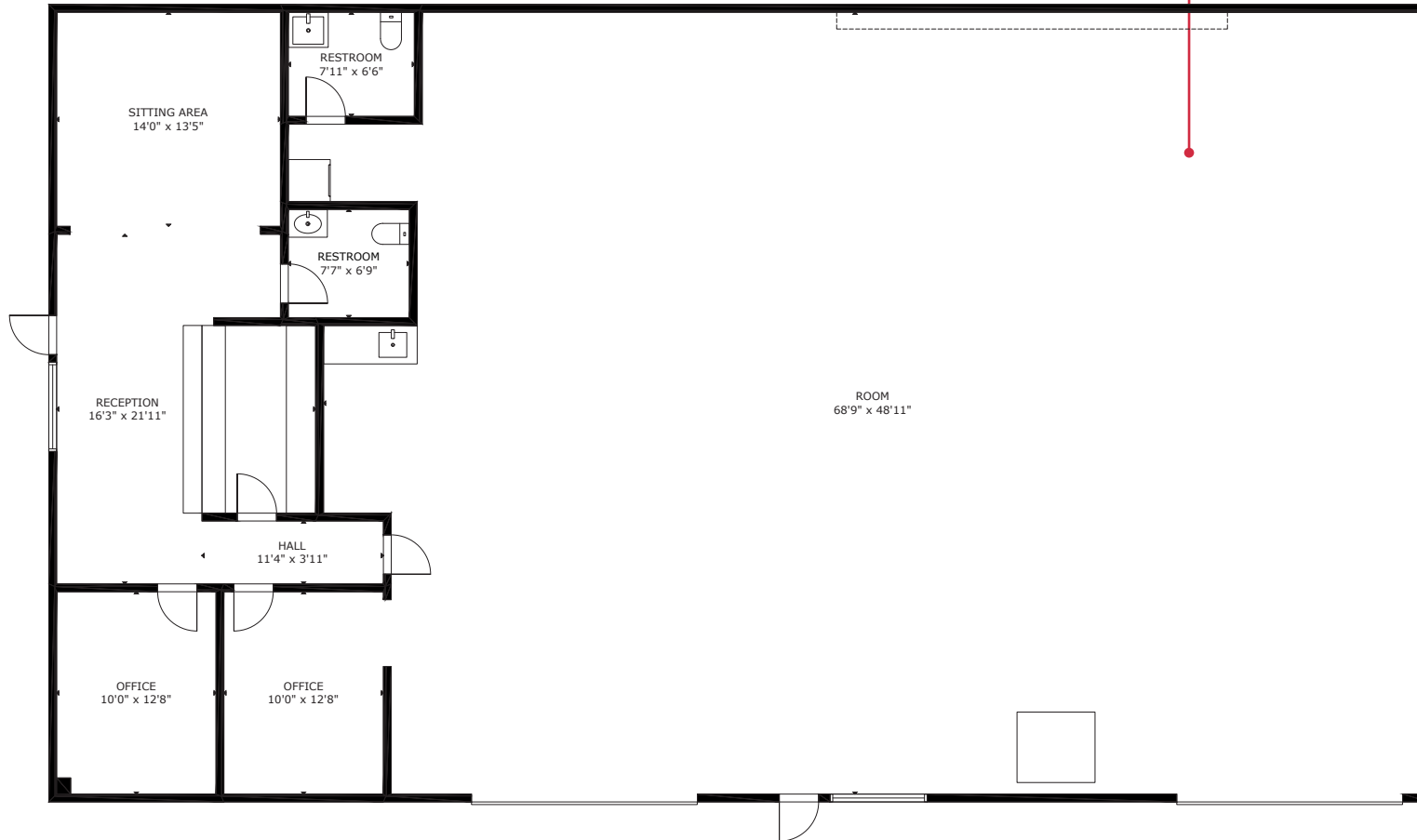


PHOTOS





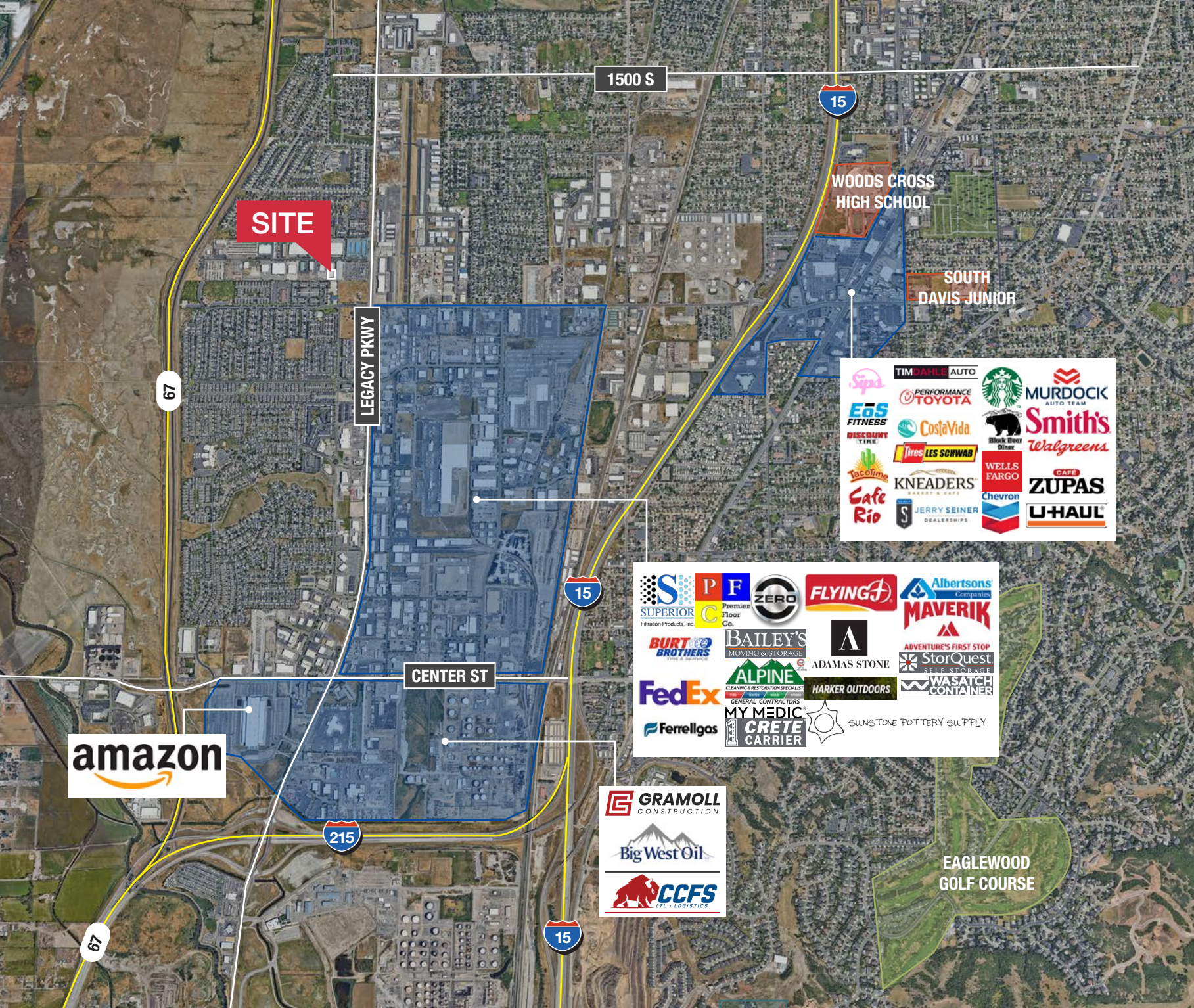
CLICK HERE
FOR A 3D TOUR



FLOOR PLAN

TOTAL SF	LEASE RATE	YEAR BUILT	ADDITIONAL
± 4,000 SF	\$1.10/SF NNN	2005	16' Clear Height, Two (2) Bay Doors 12'x14', New LED Lighting

AREA MAP



SITE

WOODS CROSS HIGH SCHOOL

SOUTH DAVIS JUNIOR

LEGACY PKWY

CENTER ST

amazon

EAGLEWOOD GOLF COURSE

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	6,415	124,161	360,288
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,022	54,520	151,209
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$84,599	\$97,305	\$110,502

Traffic Counts

STREET	AADT
S 300 W	46,432
I-15 Freeway	238,950

Cities Nearby

Las Vegas, Nevada	416 miles
Denver, Colorado	518 miles
Phoenix, Arizona	657 miles
Los Angeles, California	683 miles
San Antonio, Texas	1,308 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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