

FOR LEASE

Flex Unit - Suite C-1

2575 South 2700 West
West Valley City | UT 84119



AUTOMOTIVE USES ALLOWED!



PROPERTY HIGHLIGHTS



TOTAL SIZE

202 SF Office (1 private)
393 SF Mezz. Office (2 private)
2,983 SF Warehouse
3,578 SF TOTAL



CLEAR HEIGHT

16' in warehouse



LOADING DOORS

(1) ground-level door (12' x 12')
can potentially raise to 14' tall



FIRE SPRINKLERS

Yes



ZONING

M (Manufacturing) - allows many uses, including automotive repair



POWER SERVICE

200amps, 3phase (tenant to verify)



LOCATION

Quick access to I-215, I-15 & I-80



LEASE RATE

\$4,784.40 - Base Rent (\$1.34 psf)
\$ 715.60 - NNN (\$0.20 psf)
\$5,500.00 - TOTAL per month



AVAILABILITY DATE

September 2025



JASON HAGBLOM

President/Principal Broker
NEXUS Commercial Real Estate

| 801.860.5030

| jason@nexuscres.com

| www.nexuscres.com

| 9135 S Monroe Plaza Way
Suite C
Sandy, UT 84070

This information contained herein is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe reliable. Tenant/Buyer to verify all information.

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