

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

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