

7,412-24,598 SF
FOR LEASE

- CURRENT OFFICE BUILD-OUT, CAN BE EASILY CONVERTED TO:
 - WAREHOUSE
 - LIGHT MANUFACTURING
 - R & D
 - FLEX SPACE
- MULTIPLE DOCK HIGH & DRIVE-IN DOORS POSSIBLE



FLEXIBLE INDUSTRIAL

1843

WEST 4000 SOUTH
ROY, UT 84067

Brandon Benner
801-851-1111
Brandon@KCommercial.com

UT HOLD LLC



CAM SF/MTH

\$0.24

Parking

Ample

RENT/SF/NNN

\$0.72

County

Weber

Zoning

BP

Disclaimer: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

UT HOLD LLC

1843 W 4000 S

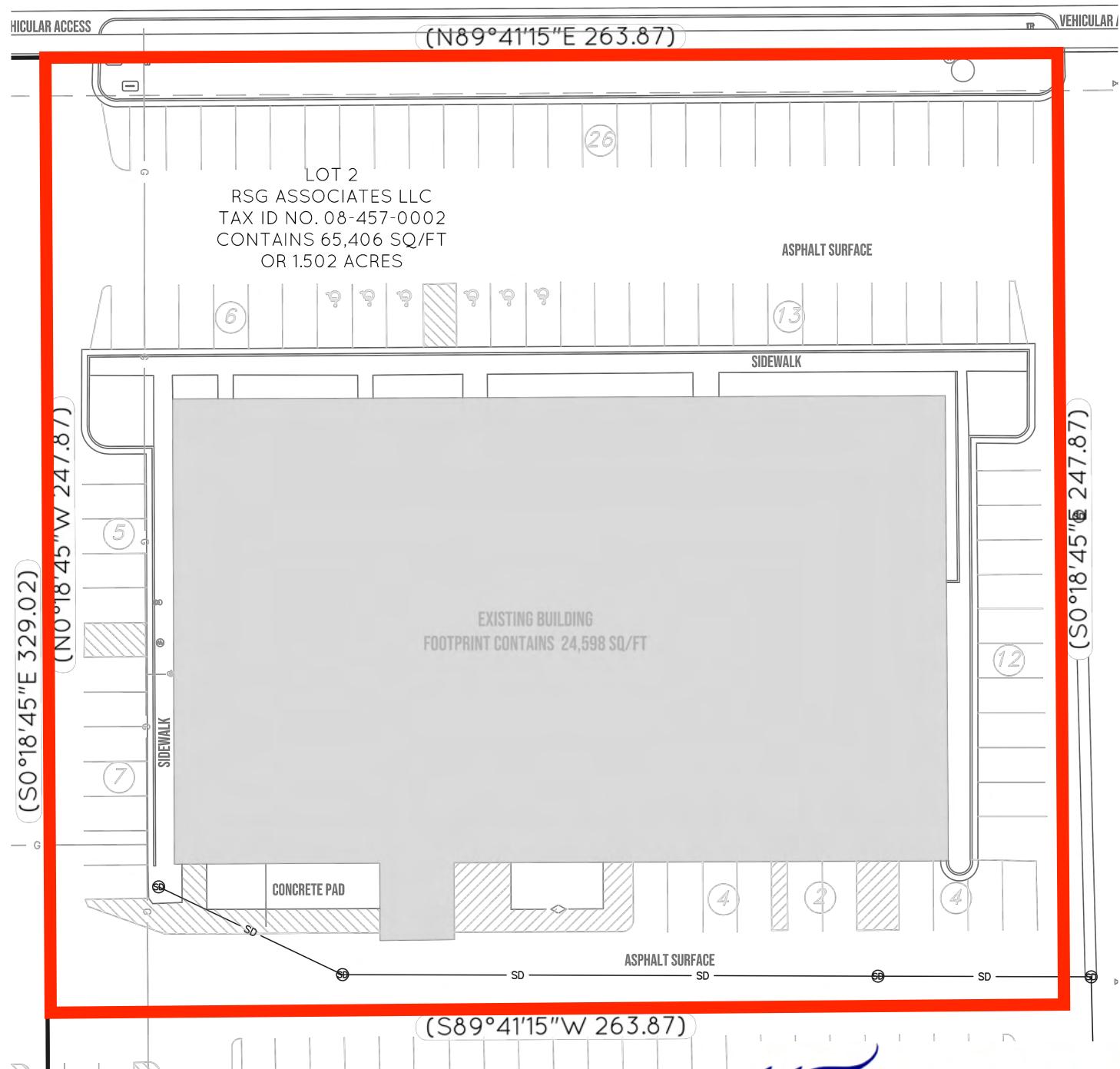


- **7,412 - 24,598 SF Available**
- **1.5 Acres Lot**
- **Divisible**
- **Flexible Unit Sizes**
- **14' Clear Height**
- **Up to 8 Overhead Doors**
- **Fully Fire Sprinklered**
- **Nice Office Buildout**
- **Ample Parking**
- **20 Year Roof Warranty**
- **Newer HVAC System**

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1843 W 4000 S

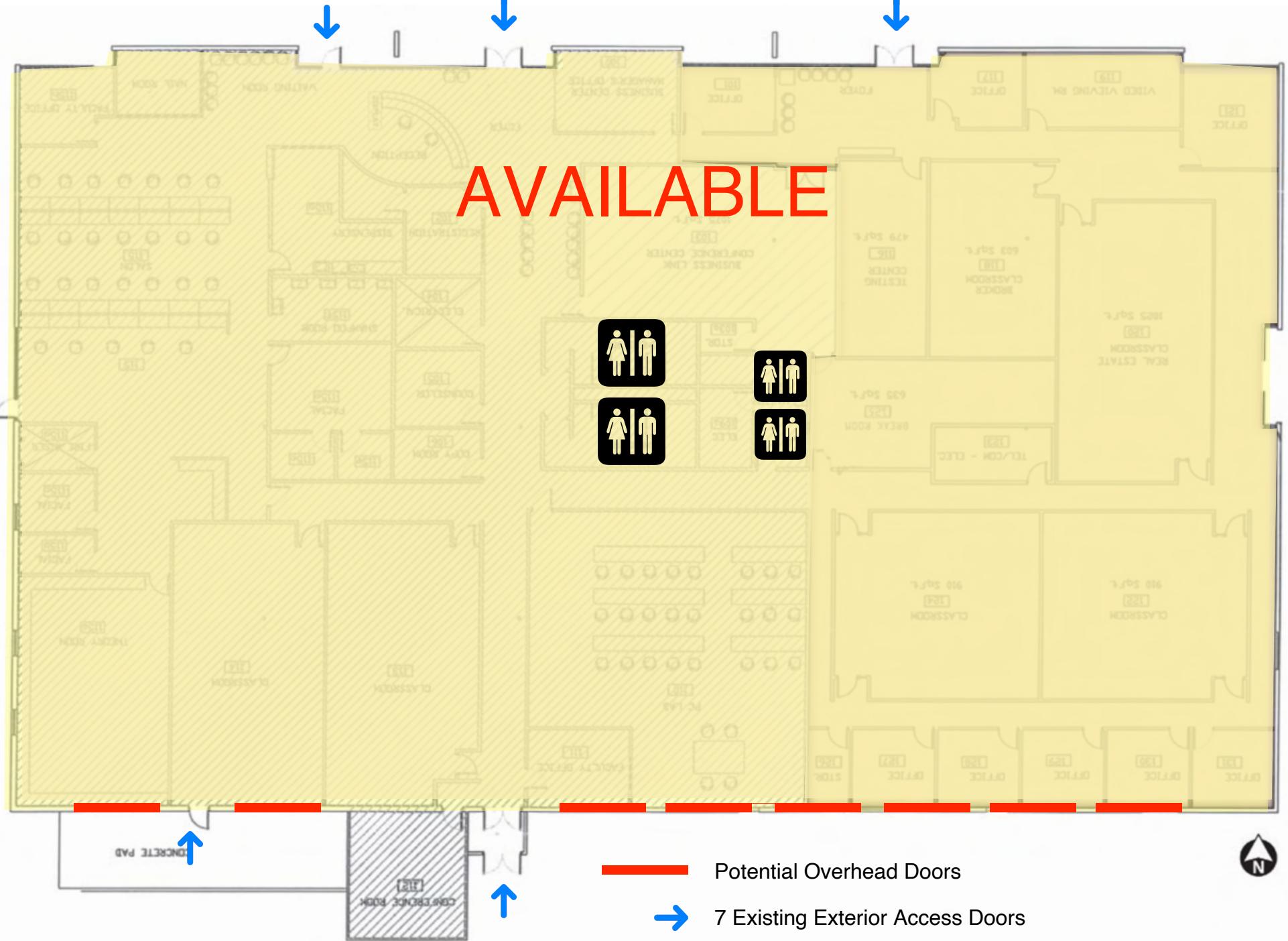


UT HOLD LLC

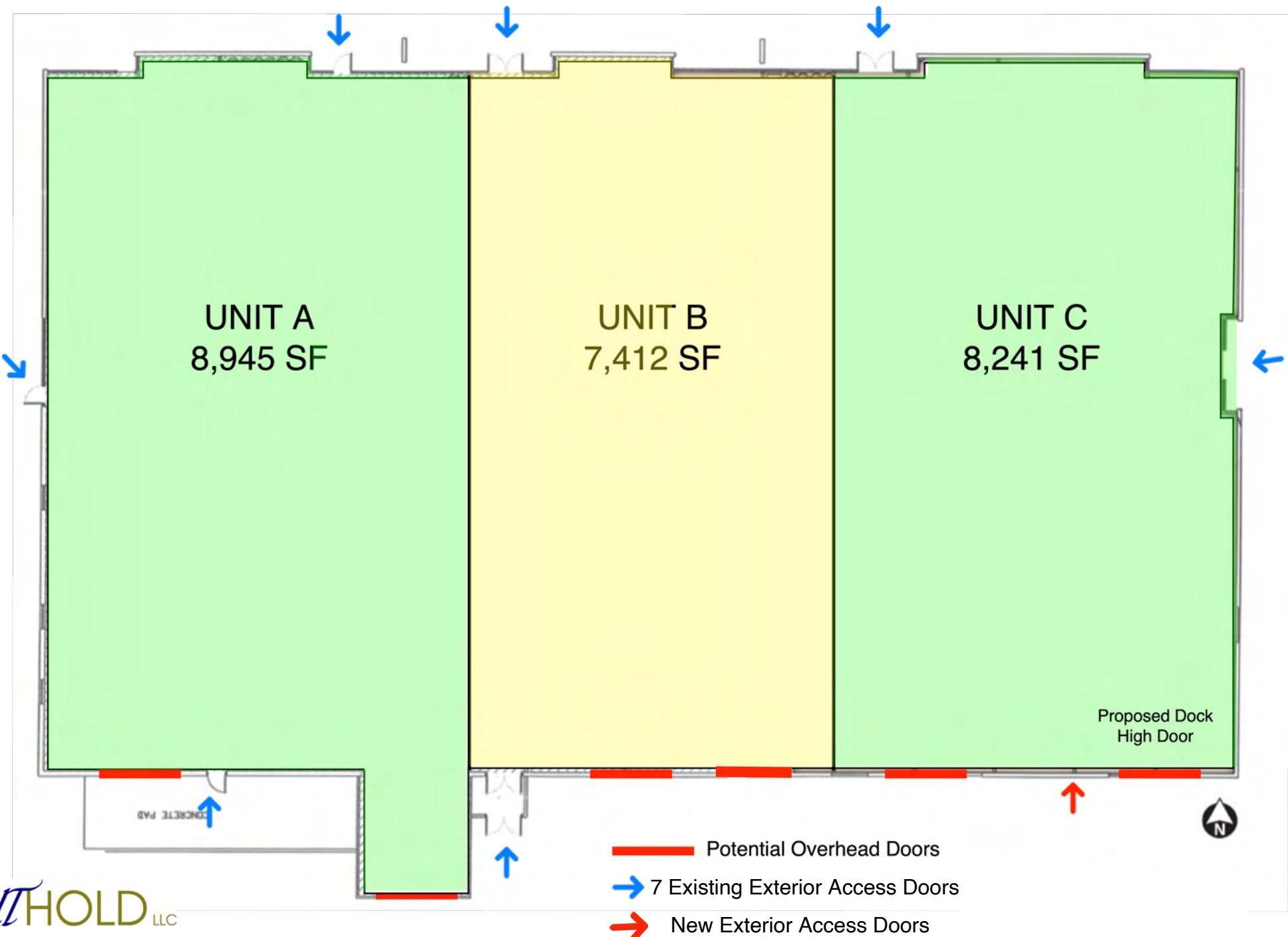
1843 W 4000 S SITE PLAN

Building Total: 24,598 SF

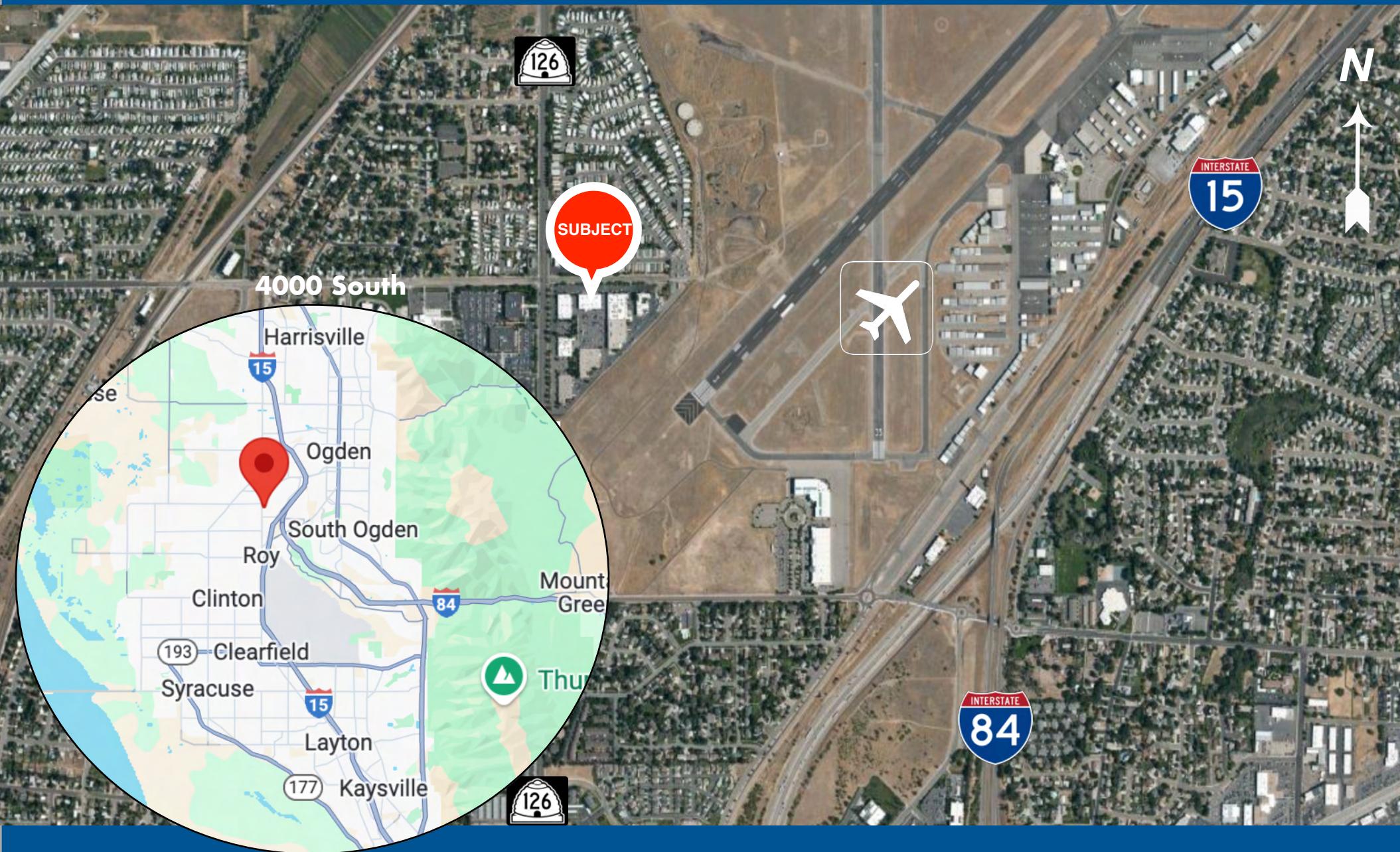
AVAILABLE



PROPOSED SITE PLAN 1



LOCATION 1843 West & 4000 South



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