

# Mapleton Office Warehouse

2400 S 1707 W | Mapleton, UT 84664

**FOR SALE**



## PROPERTY HIGHLIGHTS

- Investment or Owner User Sale
- 18,000 SF Building
- Up to 3,600 SF For Owner User
- 18' Clear Height
- 12'x12' Grade Level Doors
- 120/208 V, 3 Phase Power
- Easy Access to US Hwy 6
- Available & Ready for TI's Now!

**PURCHASE PRICE:  
\$5,400,000 (300/SF)**

**PRO-FORMA CAP RATE: 6.14%**



3768 N University Ave. Suite 204  
Provo, Utah 84604  
[www.andersoncrg.com](http://www.andersoncrg.com)

**Jon Anderson**  
President/ Principal Broker  
[jon@andersoncrg.com](mailto:jon@andersoncrg.com)

**(801) 472-1000**

**Chase Bryan**  
Executive Vice President  
[chase@andersoncrg.com](mailto:chase@andersoncrg.com)

**(801) 425-3655**

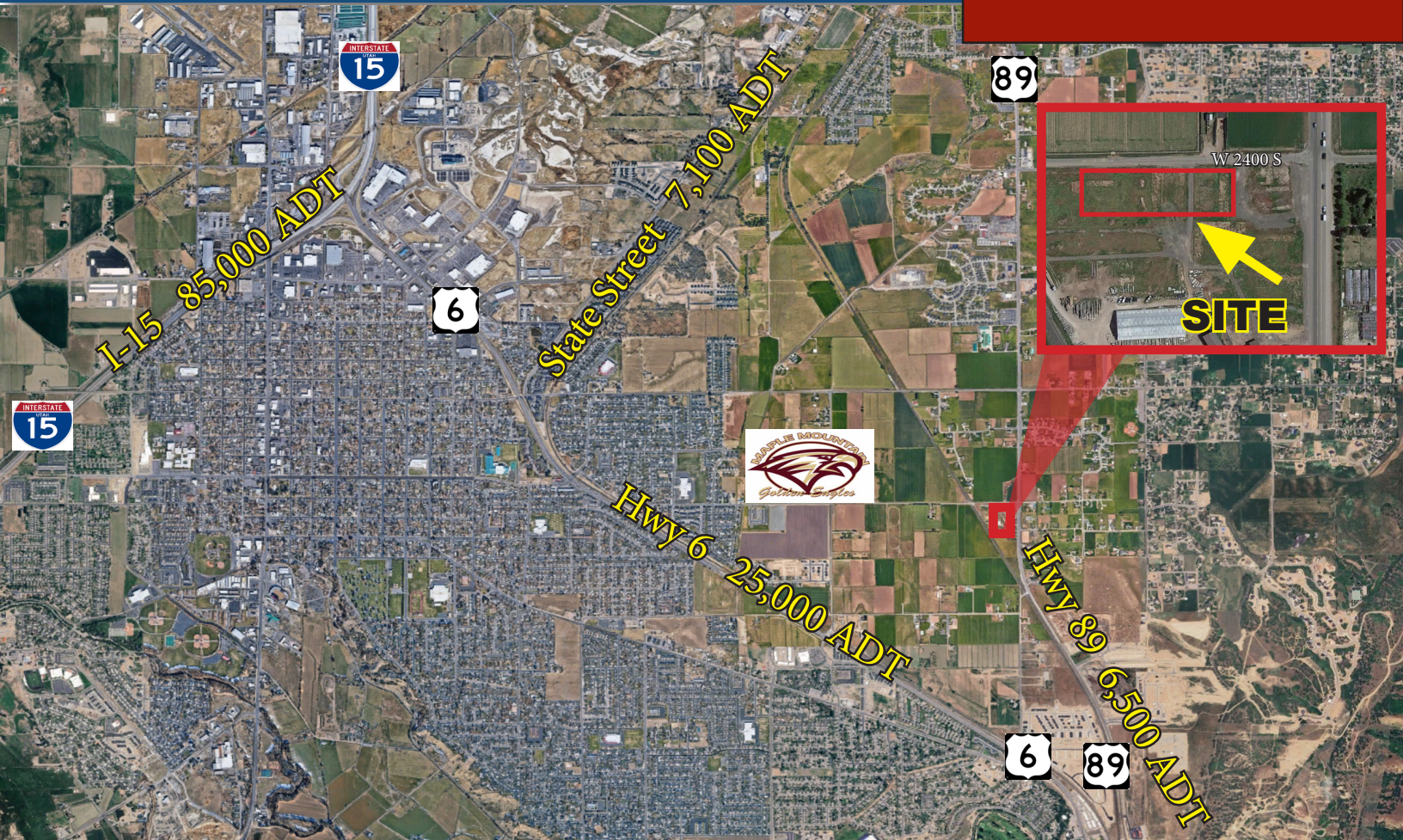
**Caden Bryan**  
Agent  
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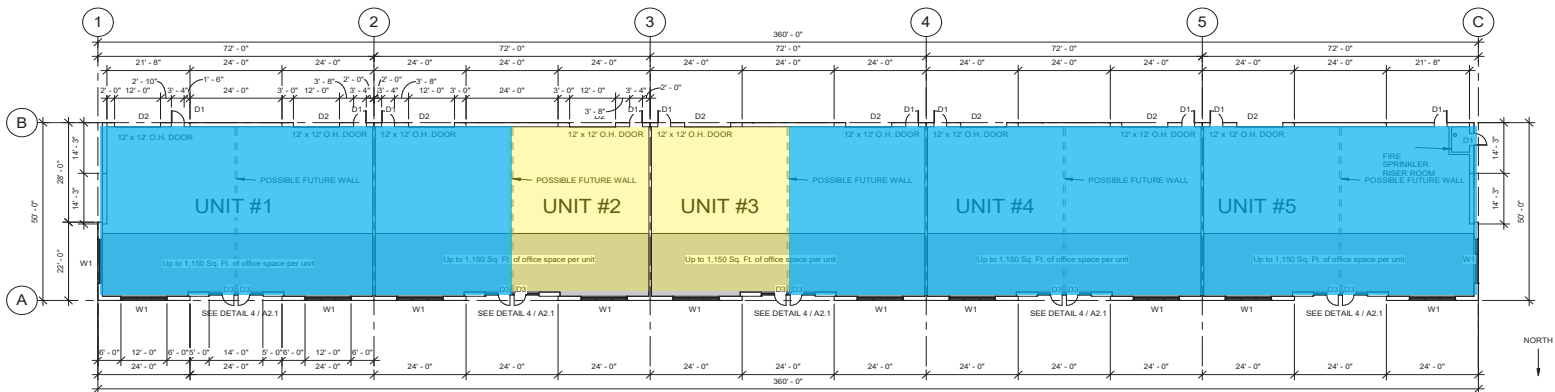
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= Leased       = Available



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## DEMOGRAPHICS

### Income

Median Household Income  
**\$76,247**

Per Capita Income  
**\$33,074**

Median Net Worth  
**\$134,811**

### Facts

Population  
**356,038**

Median Age  
**26.3**

Average Household Size  
**3.19**

### Business

Total Businesses  
**10,177**

Total Employees  
**158,513**

Daytime Population  
**389,485**



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