FOR SUBLEASE Flex Unit - Suite D

1005 S. Bending River Rd. Salt Lake City | UT 84104



PROPERTY HIGHLIGHTS



TOTAL SIZE 50 SF Restroom 4,384 SF Warehouse 4,434 SF TOTAL



CLEAR HEIGHT 21'9" in warehouse

LOADING DOORS (1) ground-level door (12' x 14')



FIRE SPRINKLERS Yes



ZONING M-1 (Manufacturing)



POWER SERVICE

400 Amps, 208Y/120V, 3p (tenant to verify)

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UNIT FEATURES

Gated access, additional 8,950 SF available in south bldg, skylights, climate controlled

warehouse, clearspan, high-speed internet





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



LEASE RATE \$1.19 psf/month, NNN

CRITICAL DATES Date Available: Now Lease Expiration: 11/30/2027



JASON HAGBLOM

President/Principal Broker NEXUS Commercial Real Estate

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 - www.nexuscres.com
- **1** 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 Tenant/Buyer to verify all information

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RIVERBEND INDUSTRIAL PARK











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