



# PROPERTY FOR SALE

## Office/Warehouse

1272 W Sportsplex Dr

Kaysville, UT 84037



### PROPERTY SUMMARY

Positioned within the thriving North Davis County corridor, 1272 West Sportsplex Drive offers a sophisticated office/flex environment designed for high-performance enterprise operations. Built with contemporary professional aesthetics, featuring high-quality finished showroom and an efficient floor plan. Ample on-site parking ratios designed to accommodate high-density staffing requirements. This facility represents a rare opportunity to occupy or invest in the prestigious Kaysville Business Park—a strategic hub known for its corporate synergy and immediate proximity to the I-15 technology corridor.

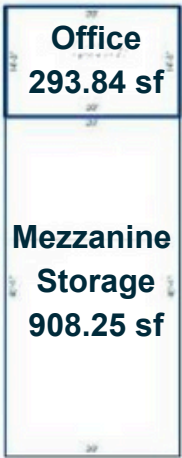
### BUILDING SPECS

Sale Price:	\$2,850,000 \$229.49/sf
Retail/Office:	
Office/Showroom:	3,957 sf
Storage Mezzanine:	908 sf
Warehouse:	4,962 sf
Total Square Feet:	10,119 sf
Overhead Doors:	3 @ 12'X12' 1 @ 12'X18' 1 @ 10'X12'
Parking Stalls:	15
Power:	208 V - 3 Phase, booster to 480, 600 amps
2025 Property Taxes:	\$15,216.07
Land:	1 Acres
Zoning:	LI (Light Industrial)

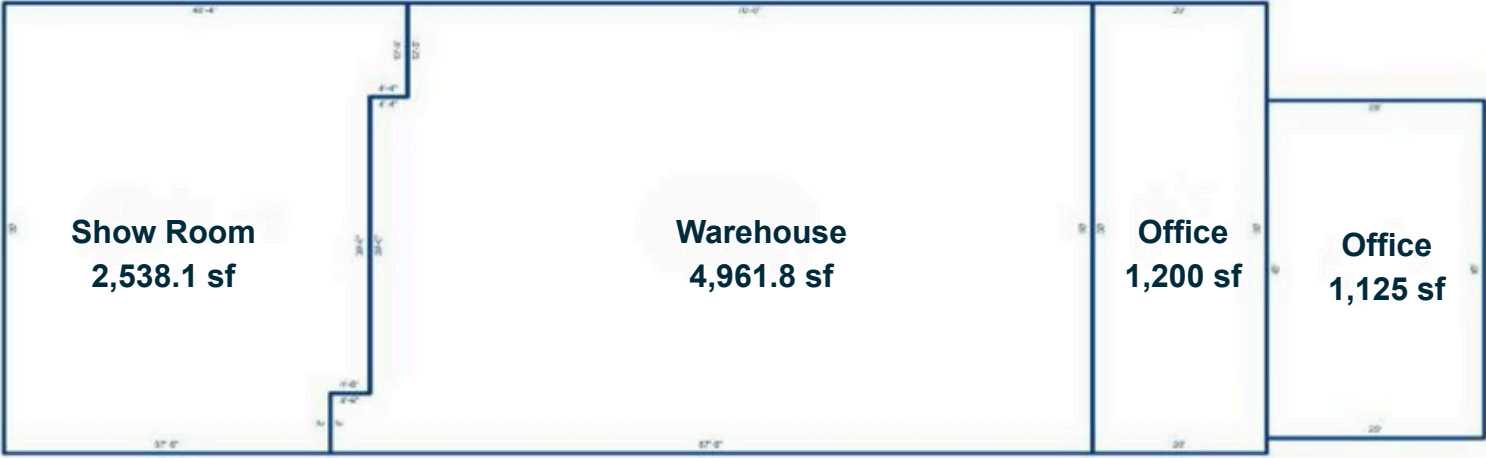
# FLOOR PLAN



Floor 2

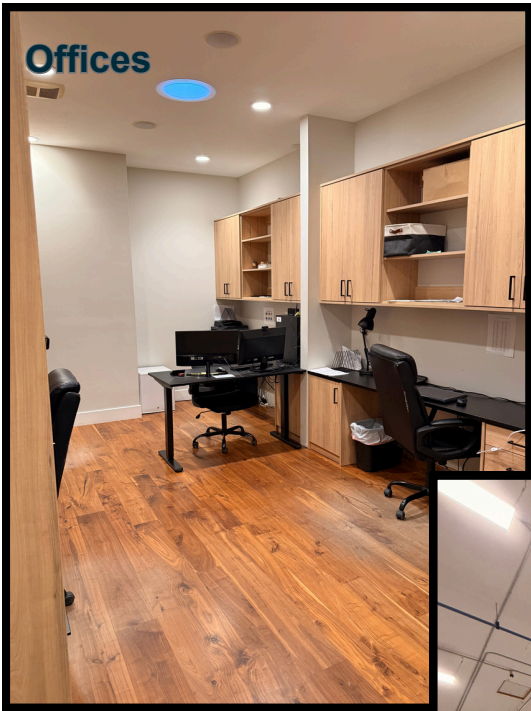


Floor 1



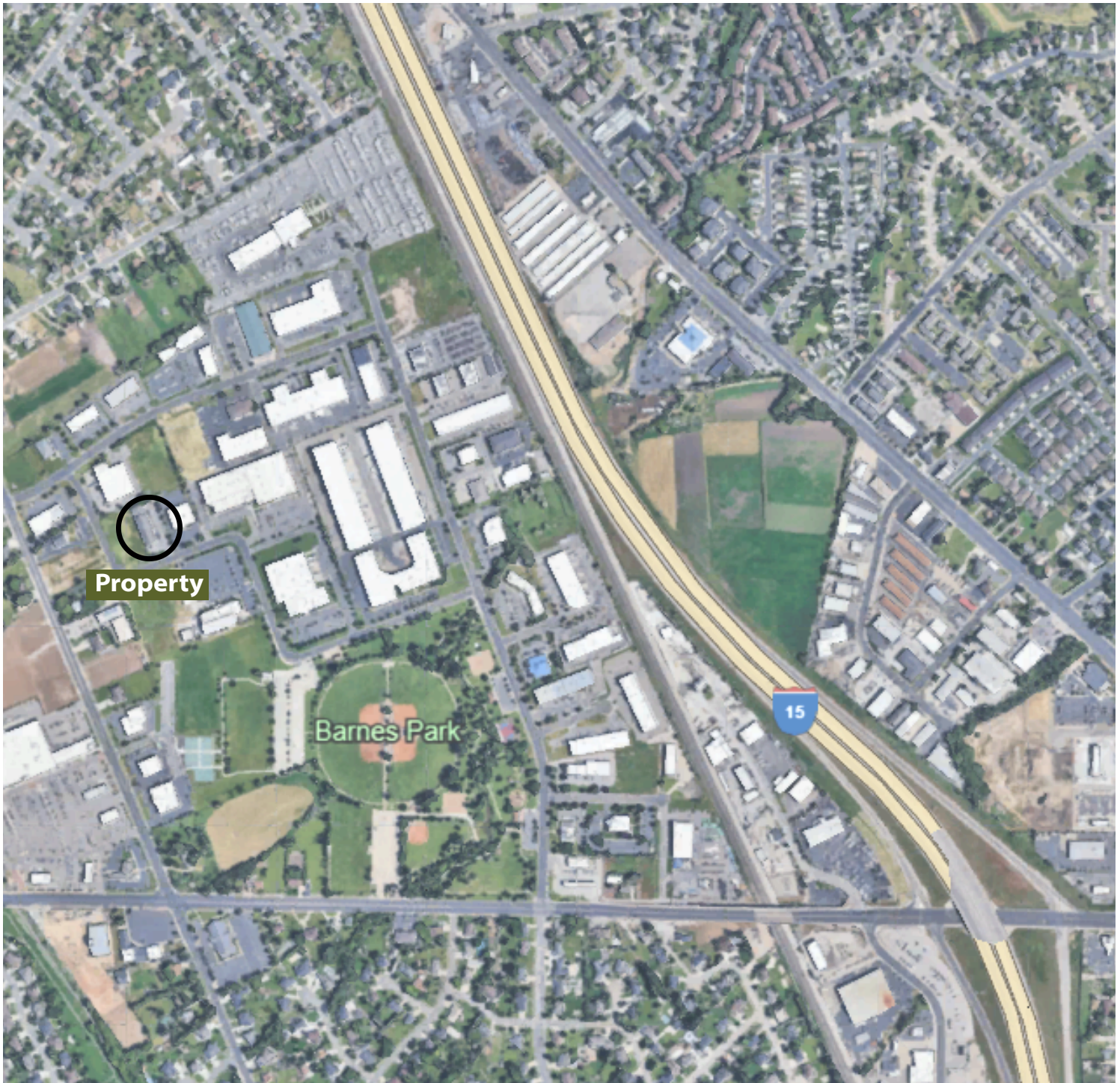


# INTERIOR PHOTOS





# AERIAL VIEW



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