

2984 S SWEETWATER DR

Garden City, UT 84028



Investment Realty
ADVISORS

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Up to 8,000 sf of Industrial Space

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This 8,000 SF warehouse in Garden City offers a spacious and flexible storage solution for businesses requiring room for large equipment, boats, vehicles, or inventory. Located just west of Bear Lake, the property features an open floor plan, 12-foot clear height, skylights, and oversized airplane hangar doors for easy access. Limited yard space is available, and the landlord is willing to explore bringing electrical service to the building for the right tenant. Offered on a Modified Gross lease with immediate availability.

PROPERTY HIGHLIGHTS

- 8,000 SF Warehouse
- Modified Gross Lease
- 12' Clear Height
- Airplane Hangar Doors
- Ideal for Boat & Equipment Storage
- Limited Yard Space Available
- Multi-Use Zoning

OFFERING SUMMARY

Lease Rate:	\$2.25 SF/yr
Monthly Rent:	\$1,500
Lease Type:	Full Service

Available SF:	8,000 SF
Building Size:	8,000 SF
Clear Height:	12 Feet
Yard Space:	Limited
Zoning:	Multi-Use

Lease Term:	1-2 years maximum
Available:	Now

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8,000 SF
Investment Realty Advisors
411 W 7200 S, Suite 201, Midvale, UT 84047

PROPERTY PHOTOS



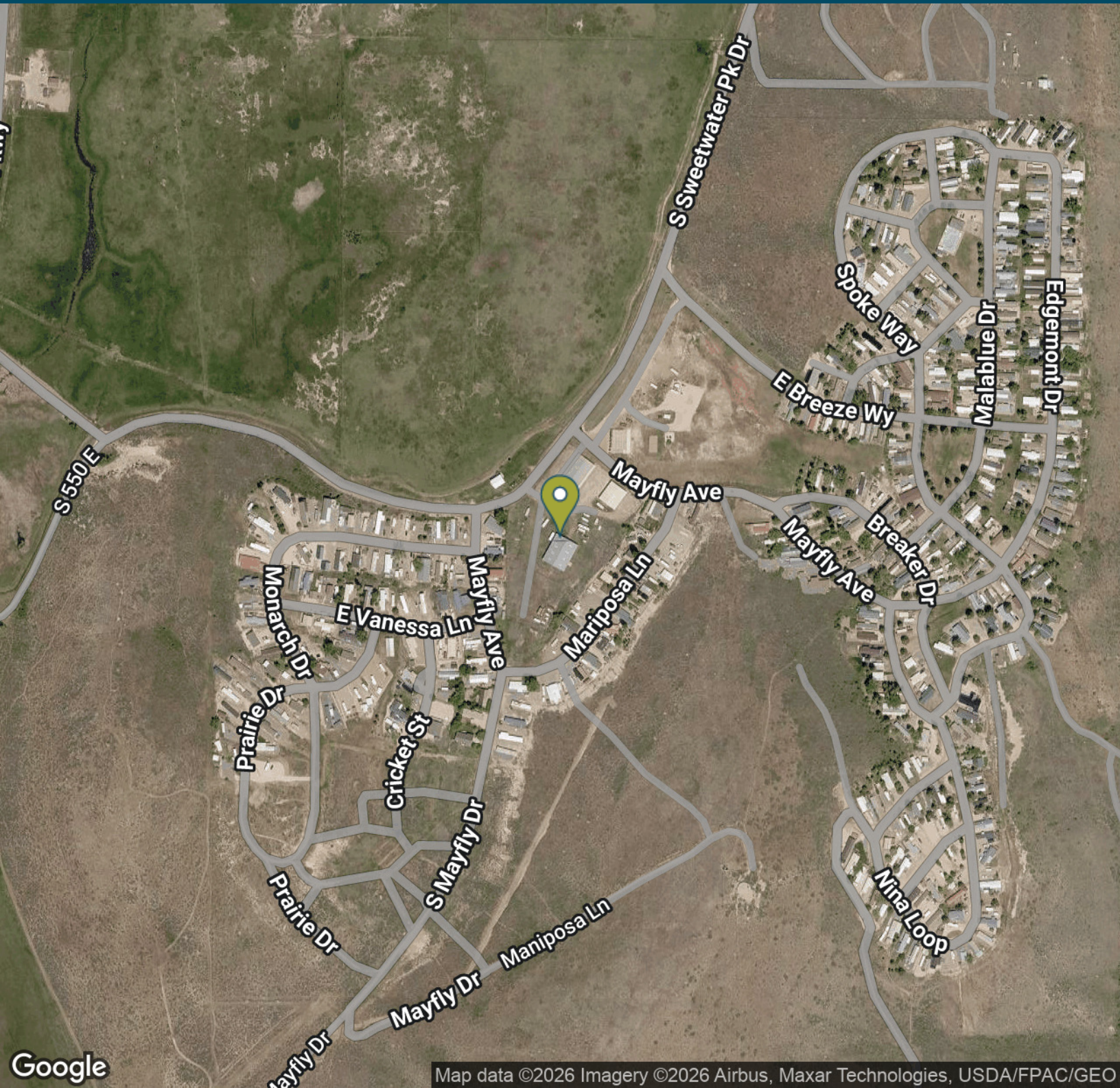
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LOCATION MAP



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