

LEGEND HILLS

FOR LEASE



PROPERTY DETAILS

Clearfield, UT 84010

*Lease Rate: \$26.00 – \$27.00/SF Full Service
Building 1346: Contact Broker for Pricing*

Legend Hills is a Class A development located in Clearfield, UT. With adjacent proximity to the state's largest employer, Hill Air Force Base and nestled directly between two major I-15 exits, Legend Hills lends itself to immediate access and geographic desirability. The project consists of 20 acres, 14 buildings, and 250,000 SF of office and retail users. It is a recognizable icon of the area and is locally owned and managed by the Woodbury Corporation.

- Direct freeway visibility
- Adjacent to multiple I-15 exits
- Immediate proximity to SR-193; Highway 89
- Ample parking ratio @ 4.5:1000
- Variety of uses and product
- Modern finishes and floor-to-ceiling glass

NEWMARK

MOUNTAIN WEST

CHRIS FALK, CCIM, SIOR
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New to Clearfield/Layton



Nearby Food Options



Haru Ramen

Sushi Ya



Phó Bánh



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| SITE PLAN – BUILDING 1346

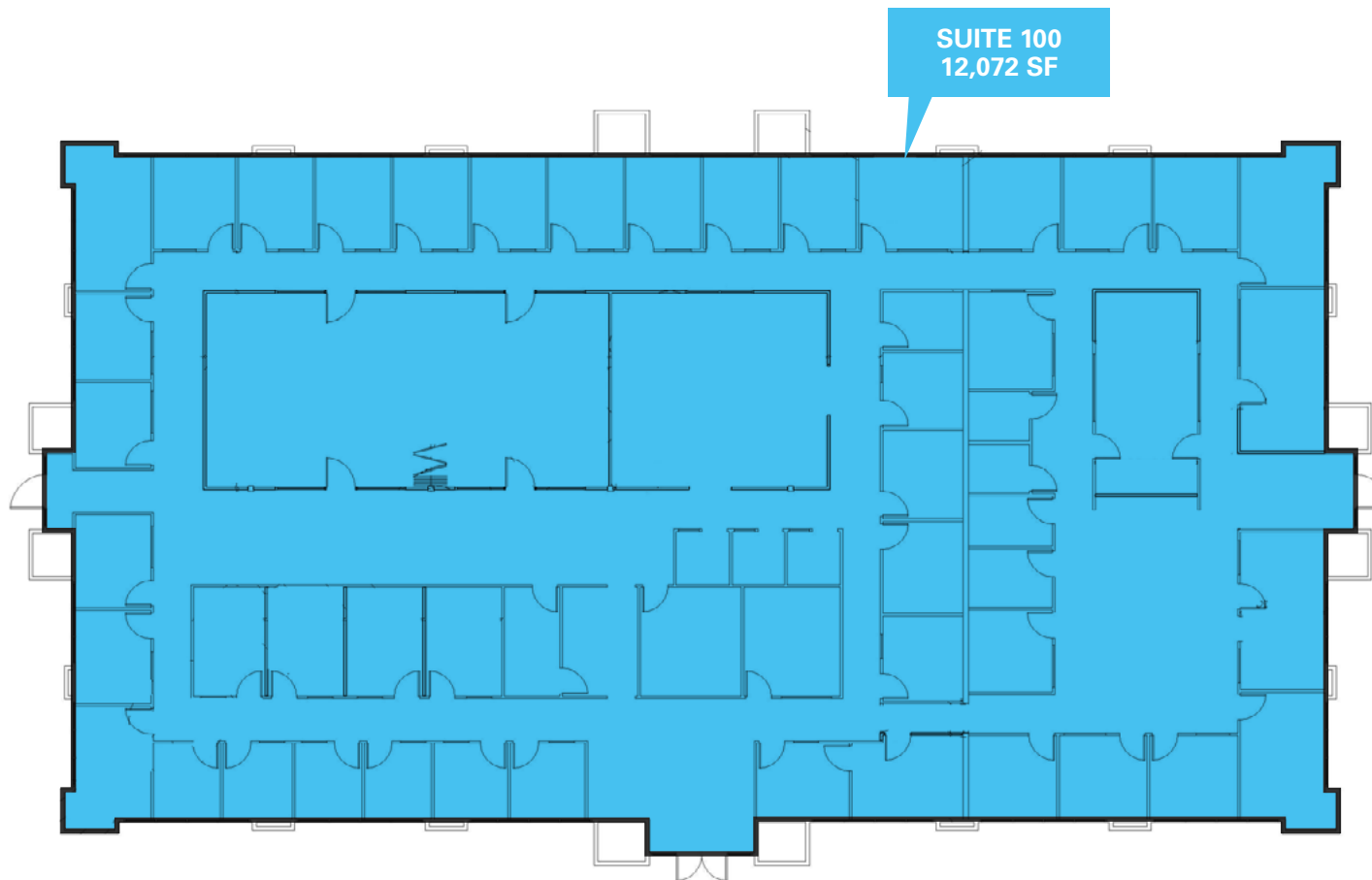
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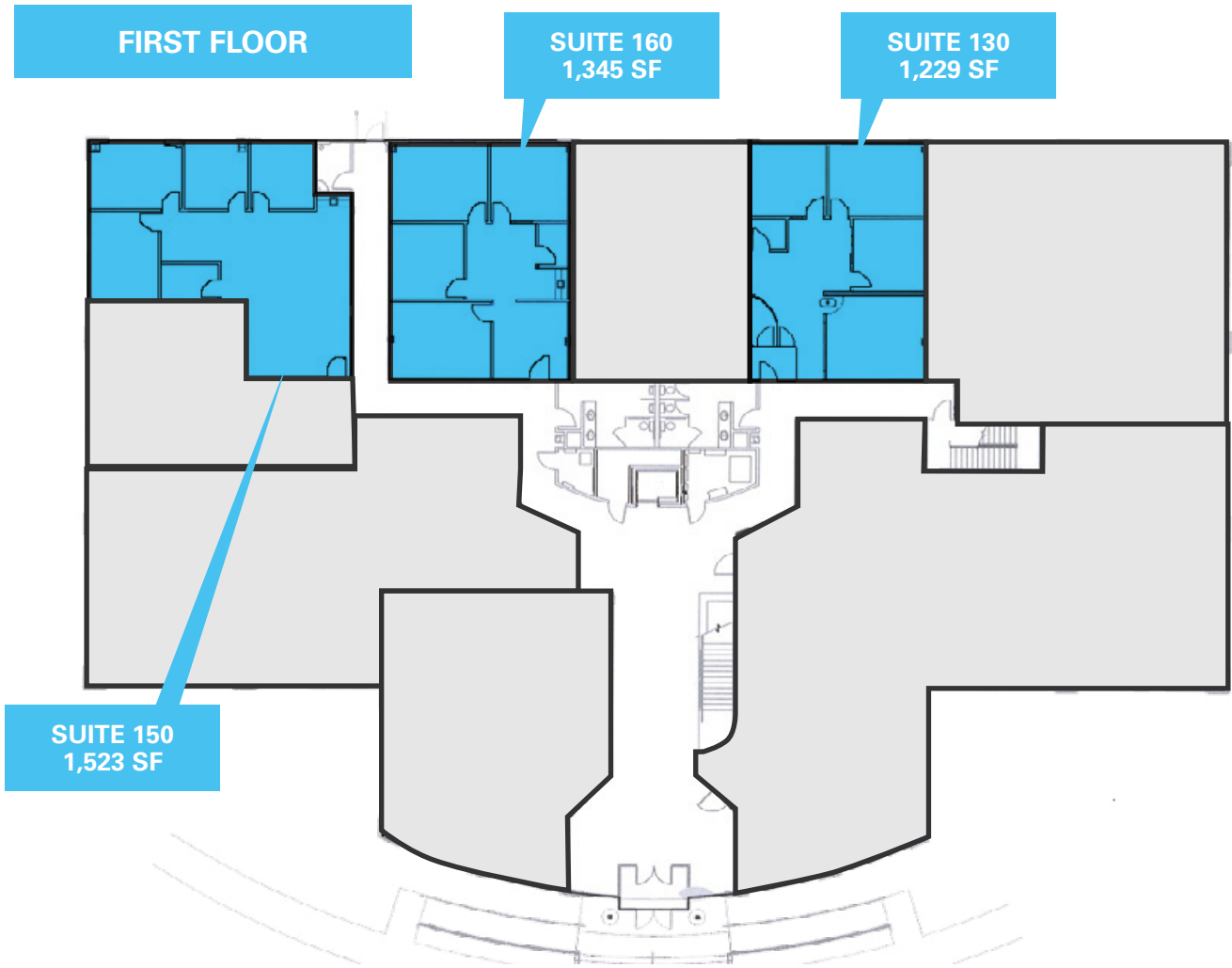
Contact broker for pricing and timing details

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| SITE PLAN – BUILDING 1366

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SITE PLAN – BUILDING 1366

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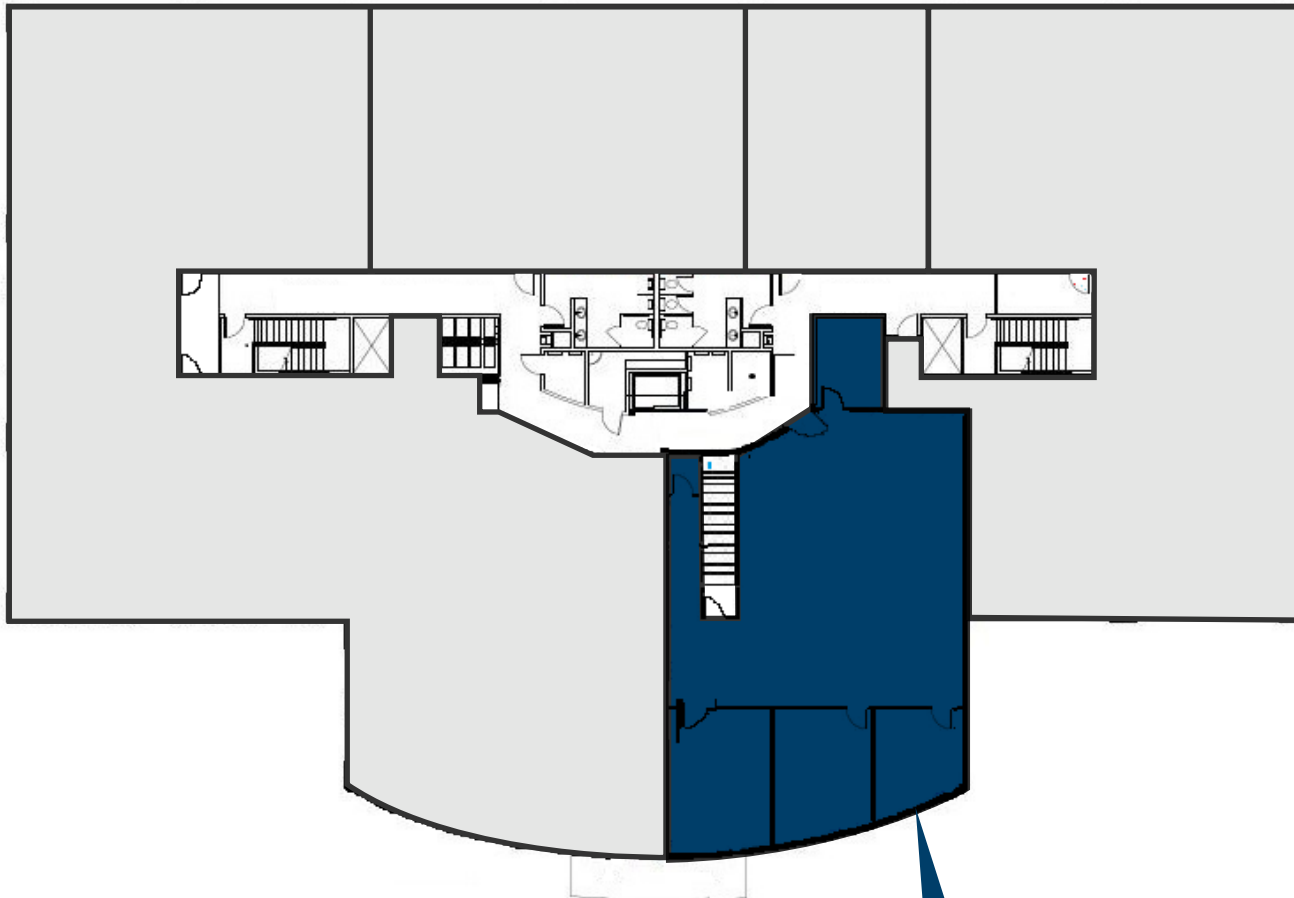
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LEGEND HILLS

SECOND FLOOR

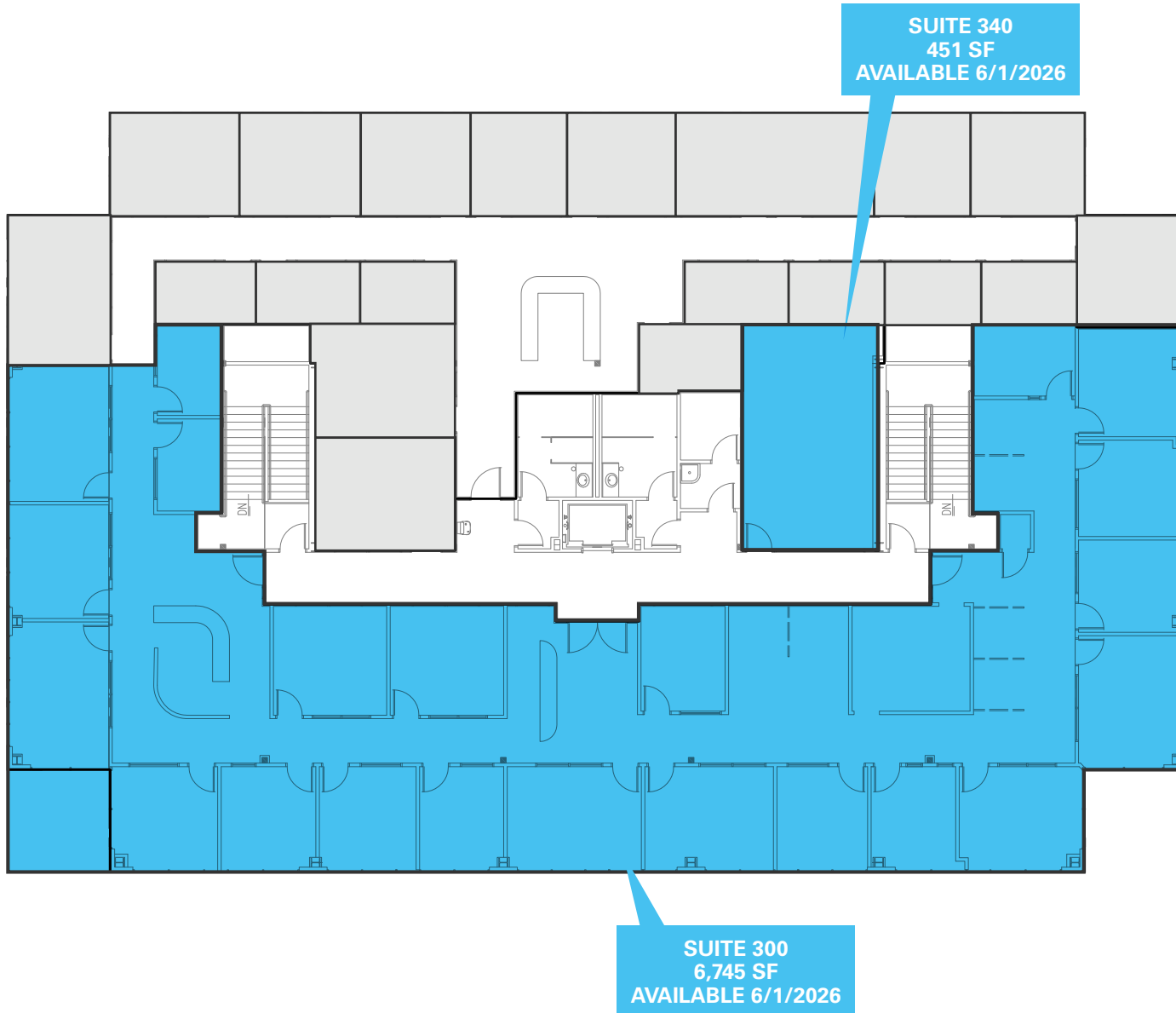


SUITE 220
2,943 SF
LOI PENDING

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SITE PLAN – BUILDING 1412

LEGEND HILLS



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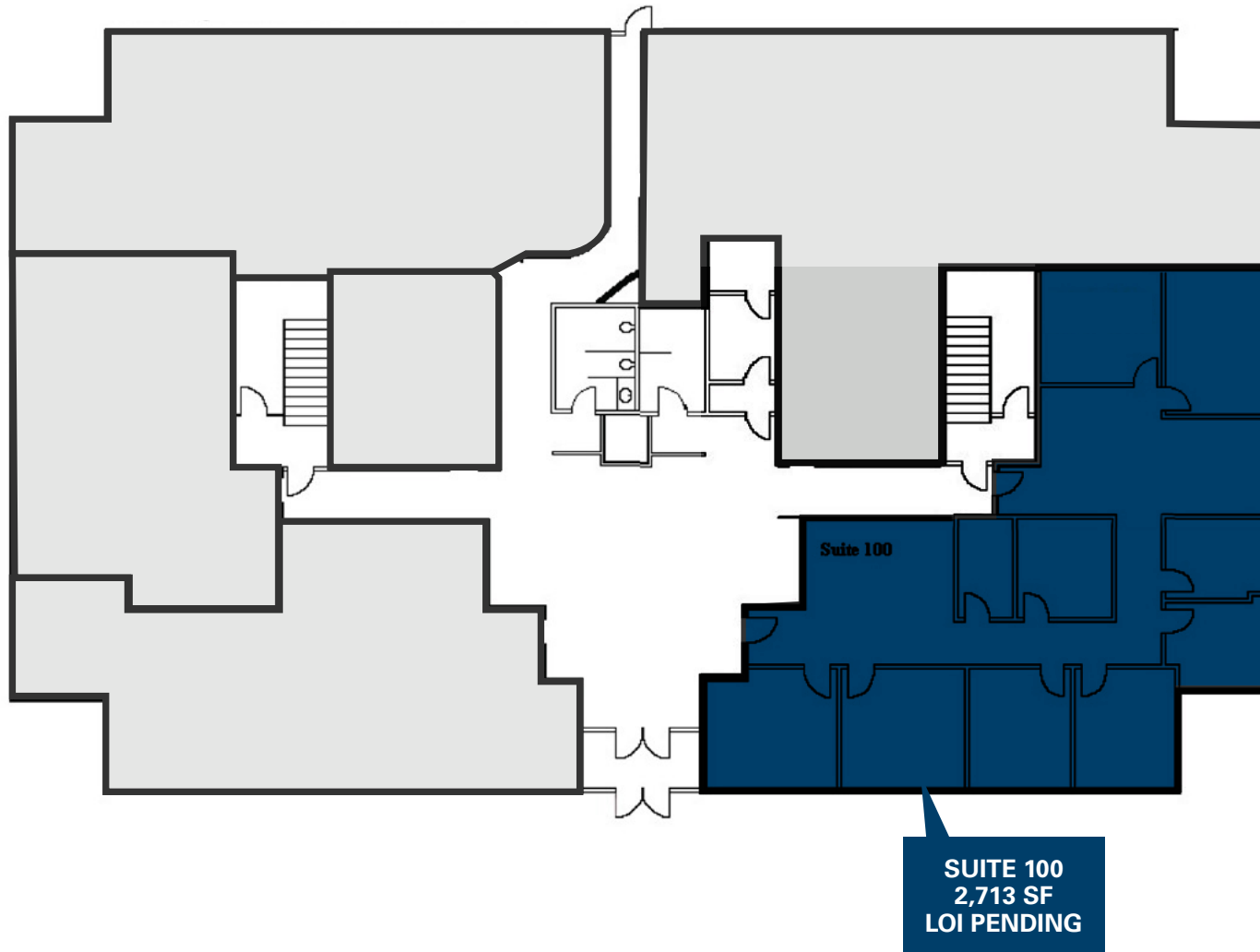
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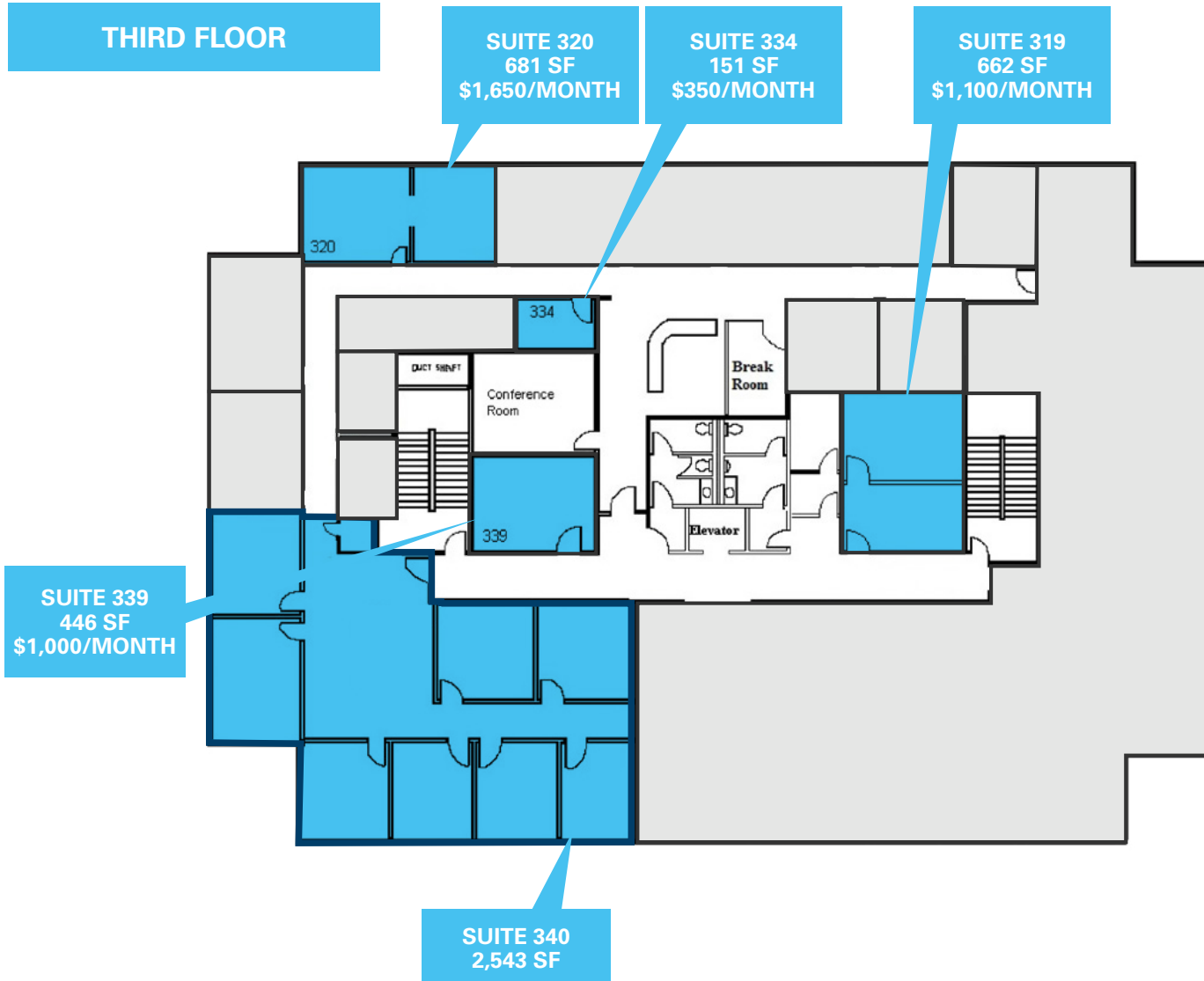
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SITE PLAN – BUILDING 1436

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LEGEND HILLS



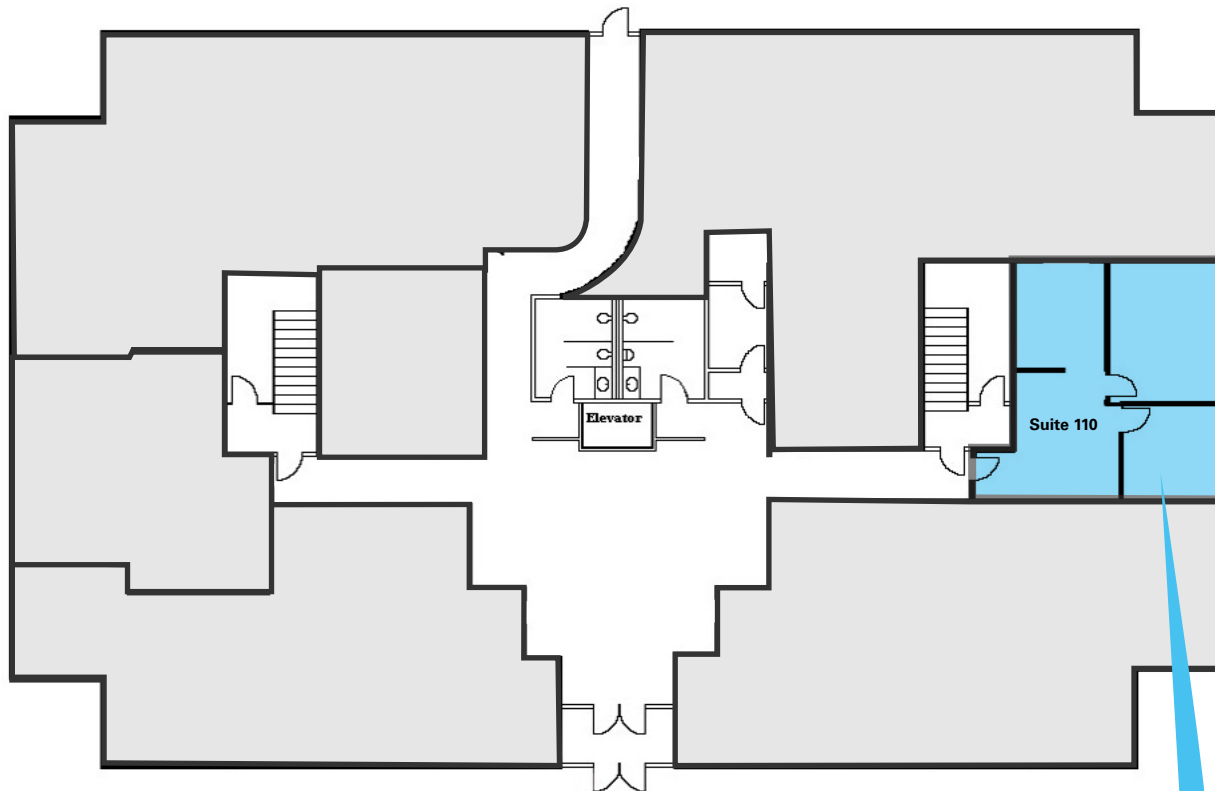
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SUITE 110
816 SF

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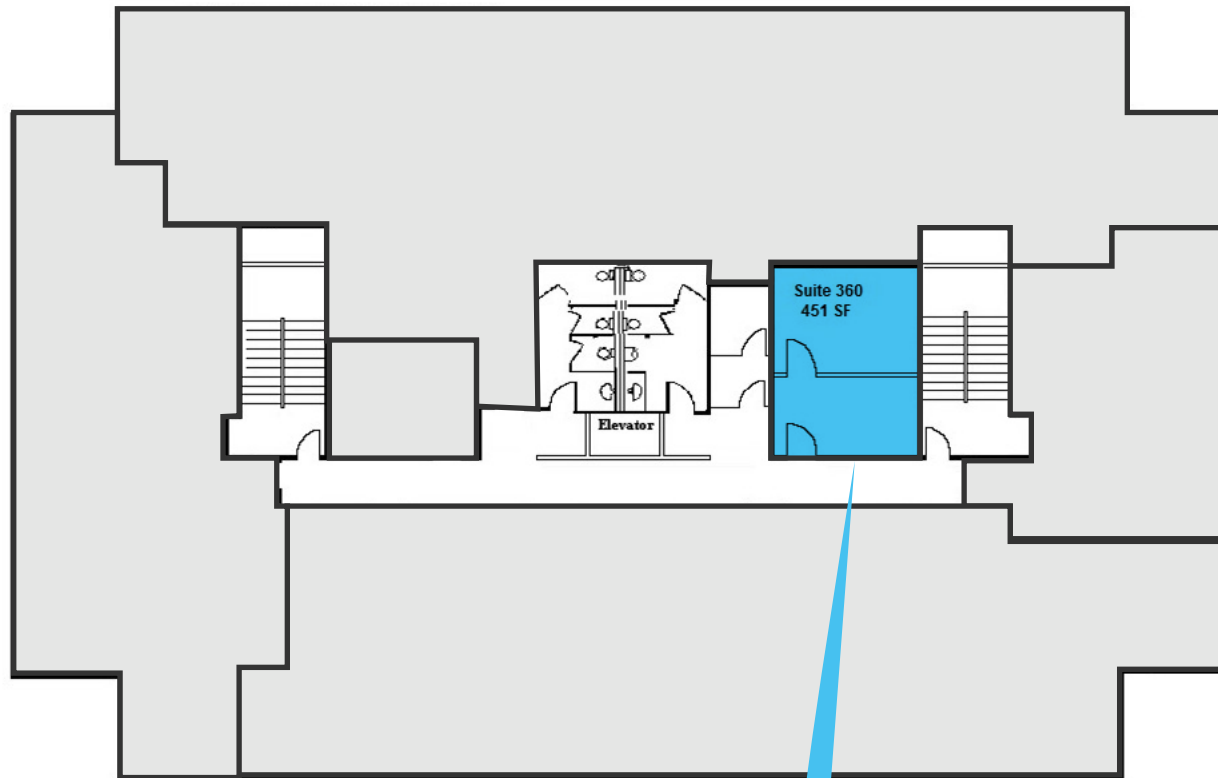
SITE PLAN – BUILDING 1725

NEWMARK

MOUNTAIN WEST

LEGEND HILLS

THIRD FLOOR



SUITE 360
451 SF
\$1,000/MONTH

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SITE PLAN – BUILDING 1785

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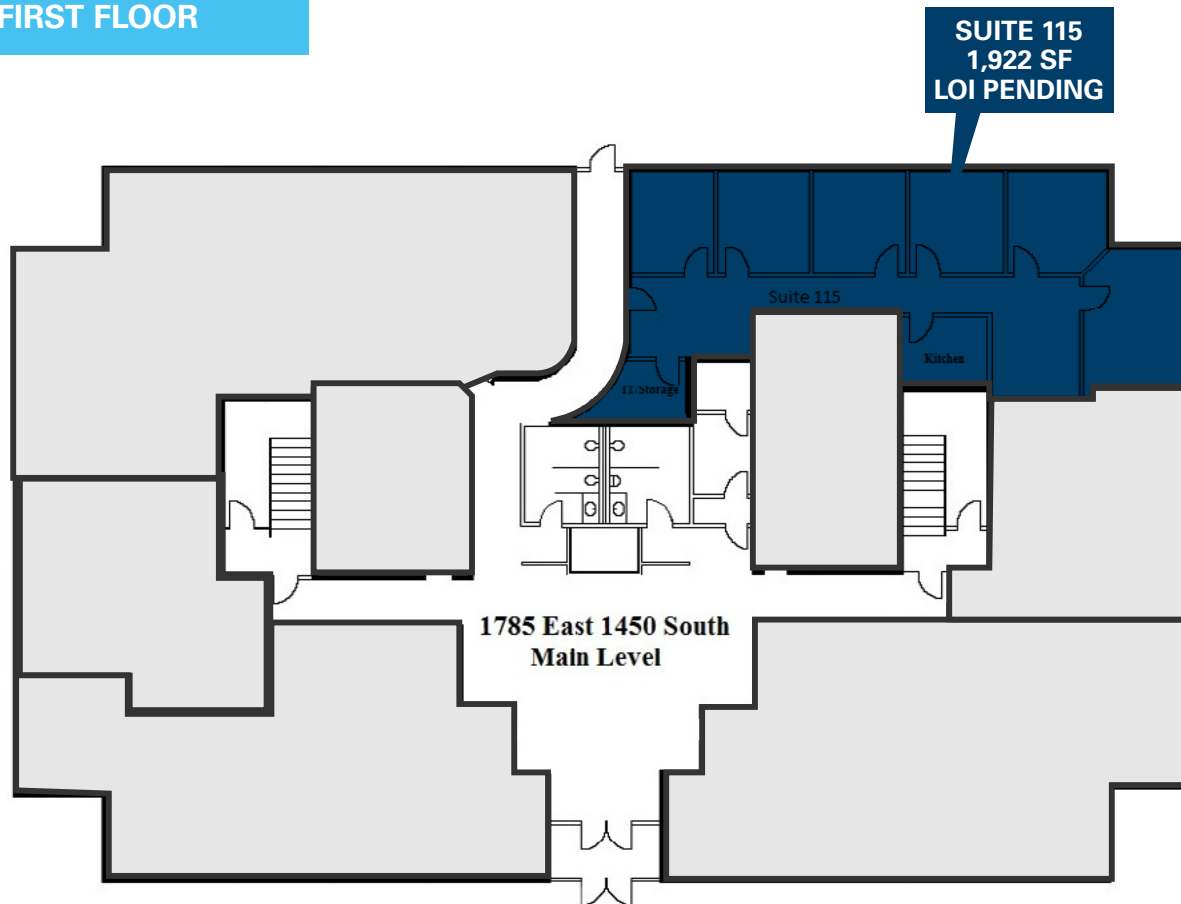
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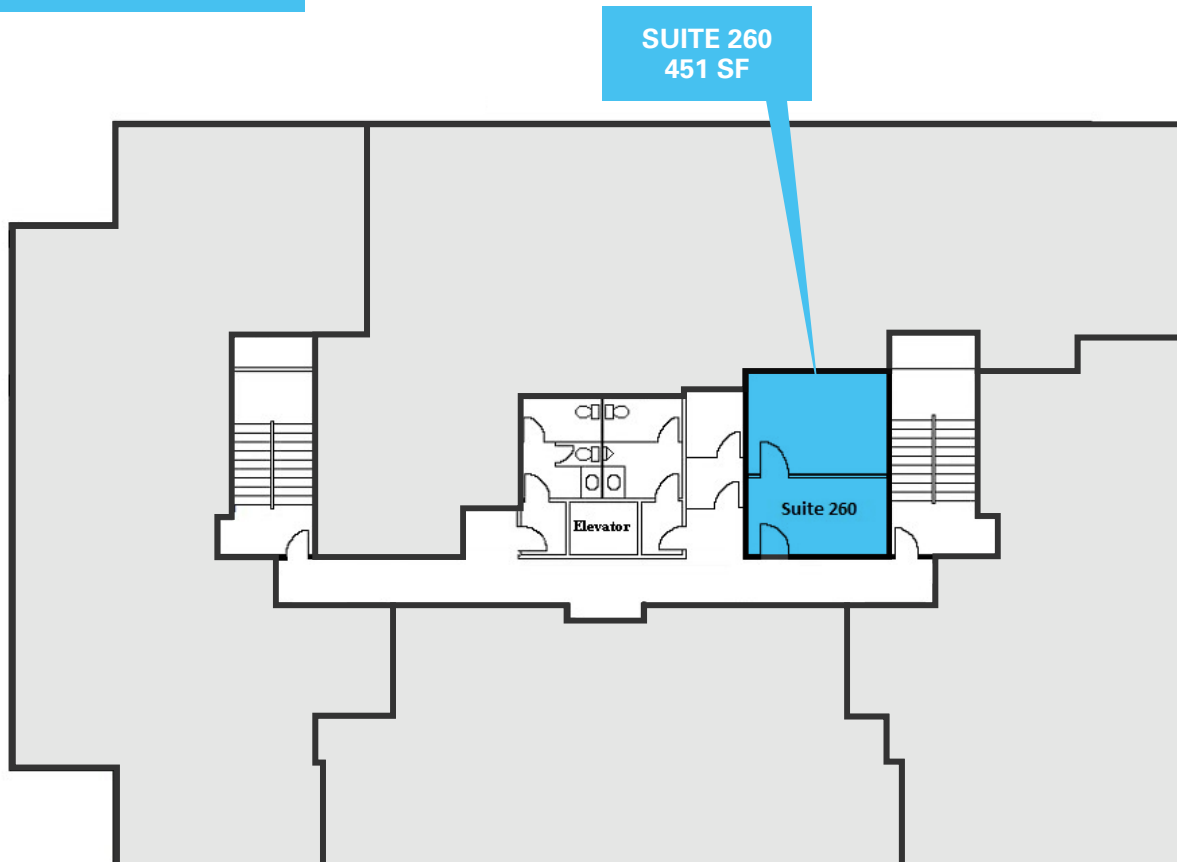
SITE PLAN – BUILDING 1785

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MOUNTAIN WEST

LEGEND HILLS

SECOND FLOOR



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SITE PLAN – BUILDING 1785

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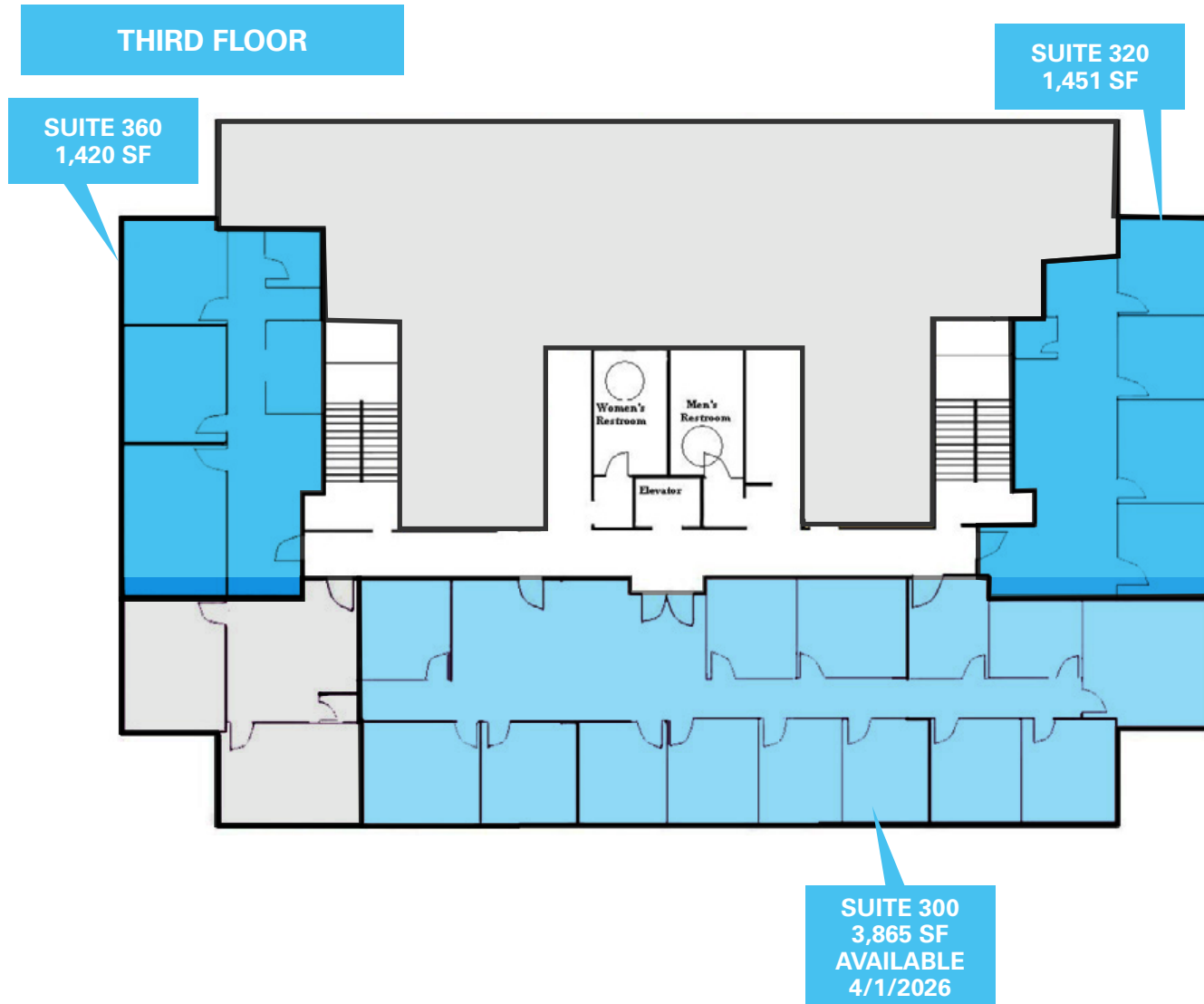
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SITE

Weber State University
Davis Campus

Clearfield Legends Hills

RCW

petco ROSS
BARNES & NOBLE
LOWE'S
MCDONALD'S
TARGET

DORIS ACADEMY

Davis Hospital & Medical Center

NORTH LAYTON JR HIGH
1,107 STUDENTS

ANTELOPE DR

Exit 332
15

Layton Market Center

VAE VIEW SCHOOL
366 STUDENTS

Layton Heritage Park

Davis County Convention Center

Woodland Office Park

Park Place

LAYTON HILLS MALL
CBL Properties
JCP DICK'S Dillard's

HOBBY LOBBY

KOHL'S
BIG 5 SPORTING GOODS
B!

1300 N

FRONT RUNNER

Layton Hills Business Park

GORDON AVE

Exit 331

GORDON AVE

ELLISON PARK SCHOOL
936 STUDENTS

Layton Industrial Park

sam's club

HILL FIELD RD

Office DEPOT PETS MARY

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