



875 E Highway 193

875 E Highway 193, Layton, UT 84040



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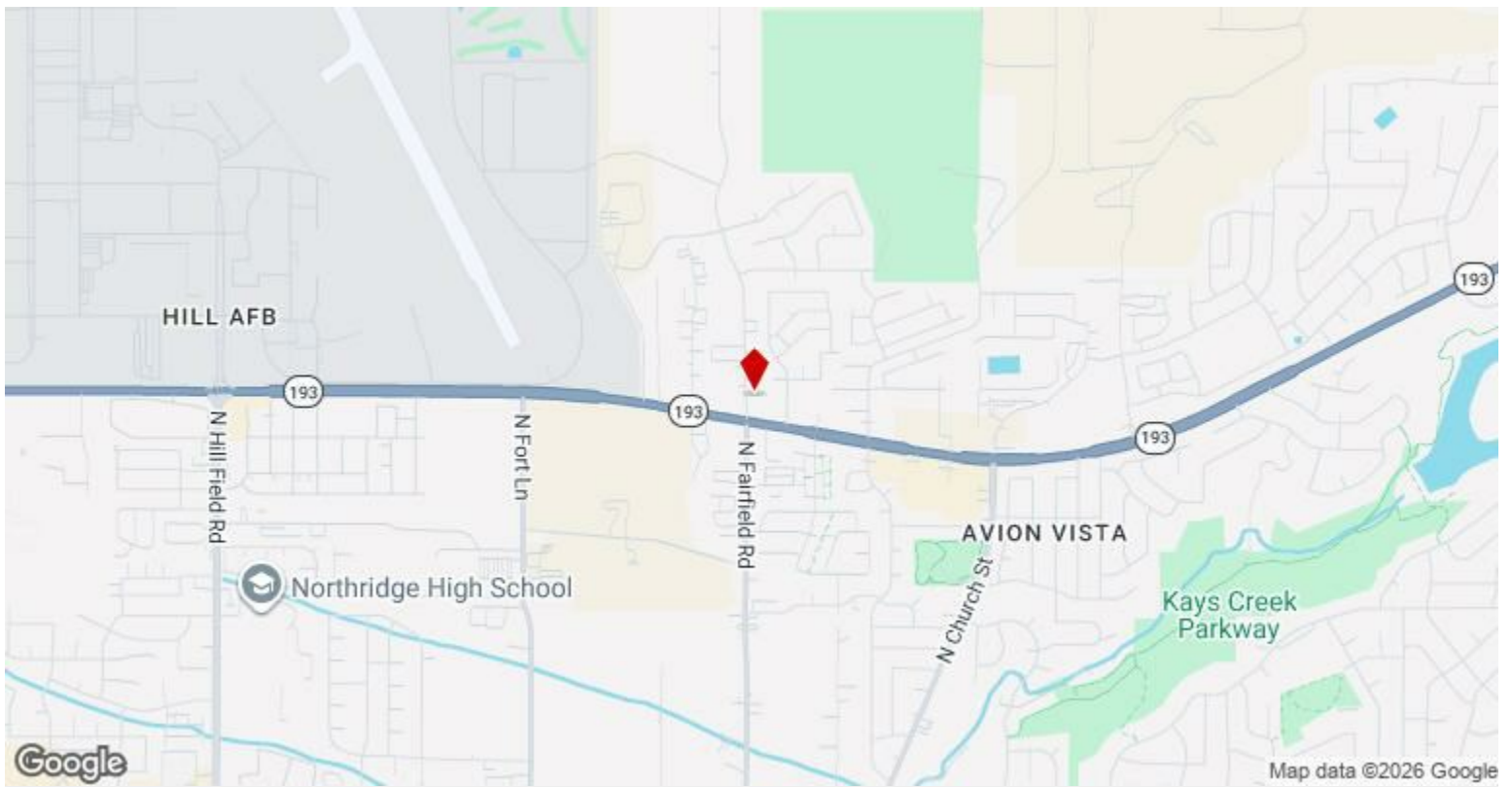
\$2,450,000

Open Doors Nonprofit is relocating to another nearby Clearfield site, presenting a prime opportunity for an investor or owner-user in this rapidly growing area. The property includes a well-built 4,800-square-foot office building and a 9,900-square-foot warehouse, both in excellent condition. Situated on a spacious 0.84-acre lot, the site offers flexibility and functionality. M-1 zoning allows for a wide range of manufacturing and flex industrial uses, making it ideal for diverse business needs...

- Great opportunity for an office with a warehouse/retail location.
- Corner lot with plenty of parking and traffic count.
- Manufacturing and Industrial multi uses zoning.



Price:	\$2,450,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.84 AC
Gross Building Area:	13,860 SF
Rentable Building Area:	14,700 SF
No. Stories:	1
Year Built:	1989
Parking Ratio:	2.04/1,000 SF
Clear Ceiling Height:	15 FT
No. Dock-High Doors/Loading:	1
No. Drive In / Grade-Level Doors:	1
Zoning Description:	M1



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Property Photos



Property Photos



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9_875-E-Hwy-193_960x640_4322154

Property Photos



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Property Photos



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