



1938 W 3350 S  
Roy, UT 84067

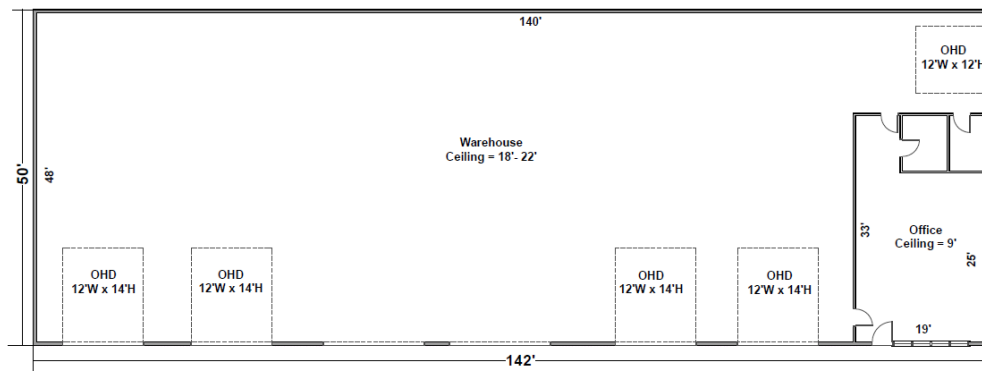
Lease Price  
**\$1.00/SF**  
/NNN



## Property Features

- ✓ ± 7,100 SF Available
- ✓ Zoned Roy City Manufacturing
- ✓ Estimated Completion Fall 2024
- ✓ Interior Build-Out Negotiable
- ✓ 3-Phase Power
- ✓ Multiple Overhead Doors
- ✓ Front Office Space
- ✓ Close to Freeway & Major Roads
- ✓ MLS #1970243

Office = 627 Sq Ft  
Warehouse = 6,473 Sq Ft  
Total = 7,100 Sq Ft



## Contact Agents



**Aaron McCrady**  
801-953-7012  
aaroncrest@gmail.com



**Garrett Pierson**  
801-644-1361  
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[www.CrestUtah.com](http://www.CrestUtah.com)

978 Chamber St., Suite 3, South Ogden, Utah 84403  
Phone : 801-476-9500 | Fax: 801-476-9581



LEGEND FOR ZONING DISTRICTS			
CC	Community Commercial	R-1-7	Single-Family Residential
DTG	Downtown "Gateway"	R-1-8	Single-Family Residential
DTE	Downtown "East"	R-1-10	Single-Family Residential
DTW	Downtown "West"	R-1-15	Single-Family Residential
BP	Business Park	R-2	Two-Family Residential
SN	Station North	R-3	Multiple-Family Residential
SS	Station South	R-4	Multiple-Family Residential
SC	Station Central	RE-15	Residential Estate
M	Manufacturing	RE-20	Residential Estate
LM	Light Manufacturing	RMH-1	Residential Manufactured Home
R	Recreation	RIO	Residential Infill Overlay
R-1-6	Single-Family Residential	UNINCORPORATED	

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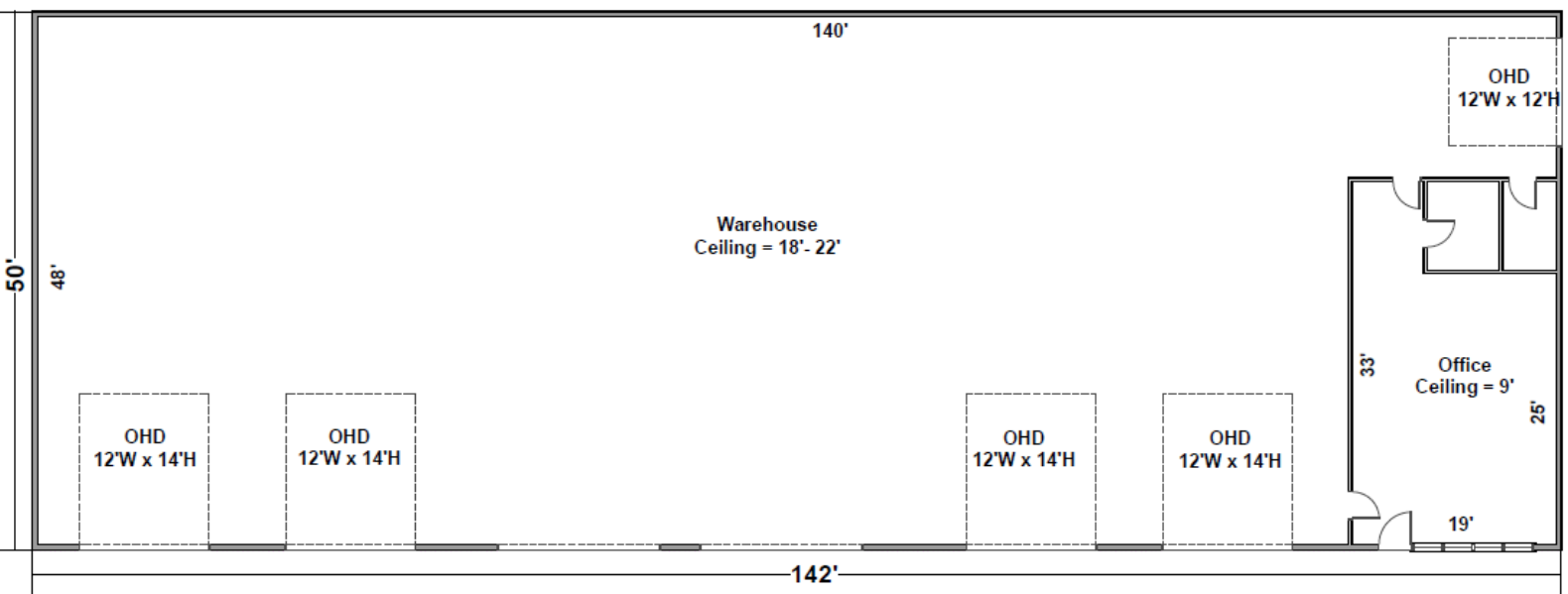


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# Floor Plan

## Total Square Feet

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**FOR LEASE**

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**For More Information  
Please Contact:**



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