



BLAKE MCDOUGAL

PRESIDENT OF COMMERCIAL

801-898-5411

BMCDUGAL@PRESIDIO-COMMERCIAL.COM



FOR SALE

**OWNER USER OR
SALE/LEASBACK**

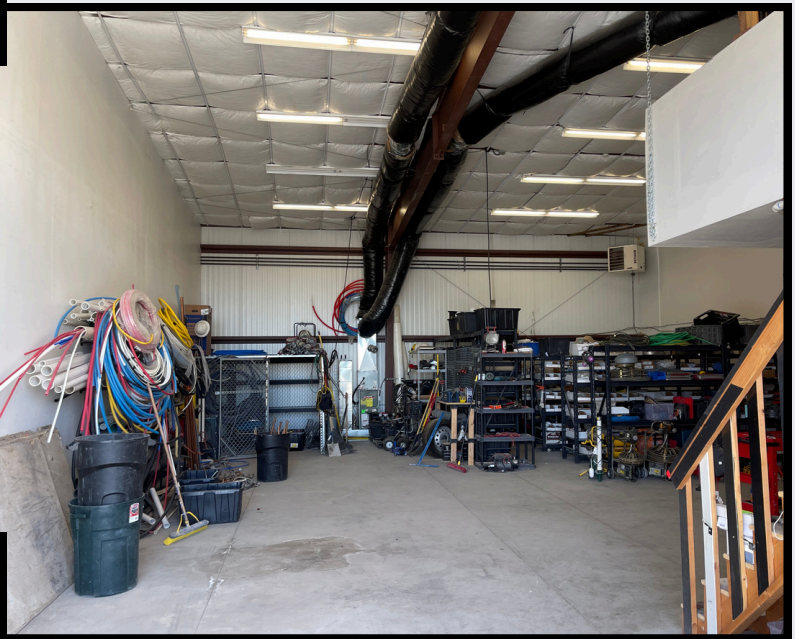
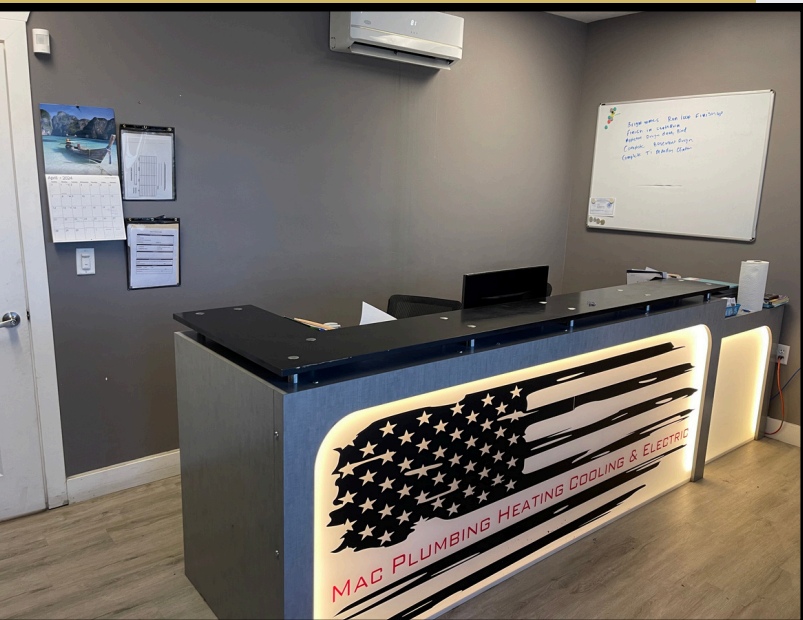


**413 E 620 S, SUITE 2
AMERICAN FORK, UT 84003**

PROPERTY HIGHLIGHTS

- 2,290 SF
 - 2,060 SF WAREHOUSE
 - 230 SF OFFICE
- .5 MILES FROM I-15
- 14' GL DOOR
- 200 AMP 3-PHASE POWER
- HEATED & COOLED WAREHOUSE
- SINGLE OFFICE
- MEZZANINE STORAGE
- OWNER USER OR
SALE/LEASEBACK OPPORTUNITY

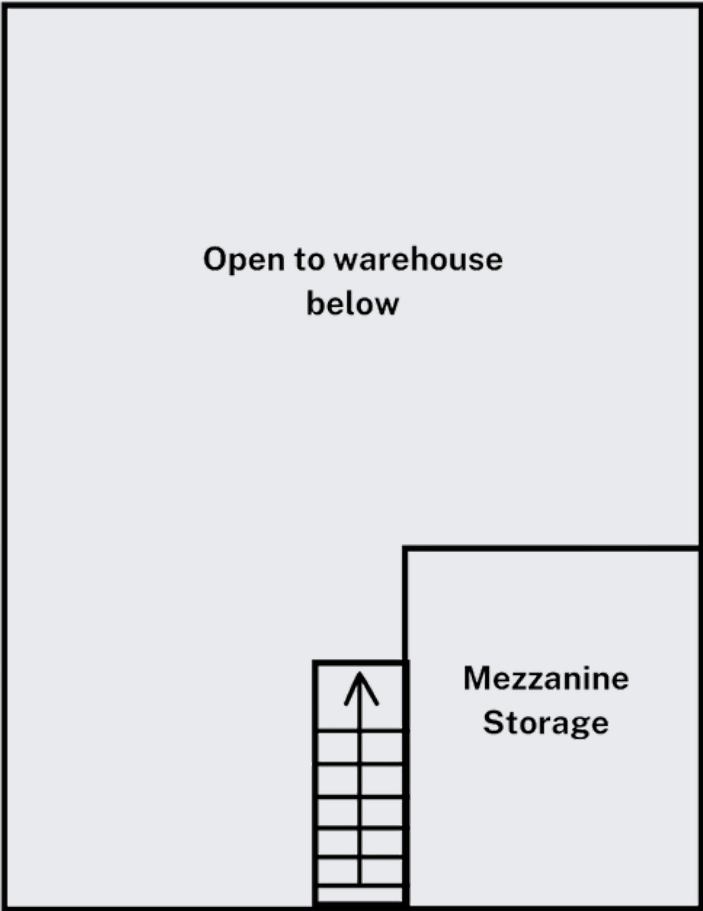
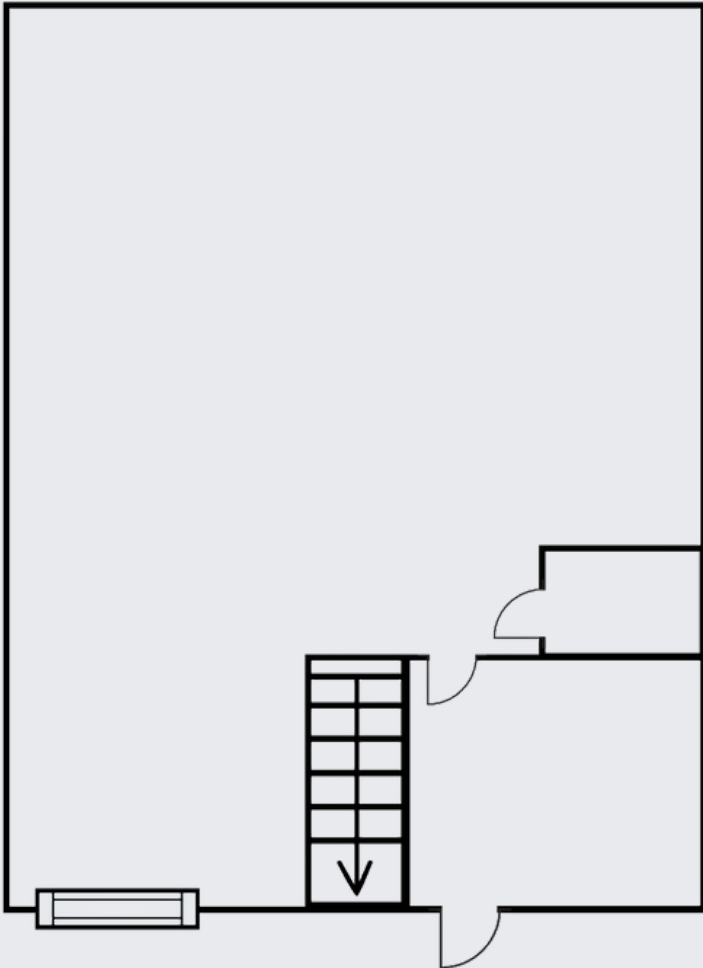
PHOTOS



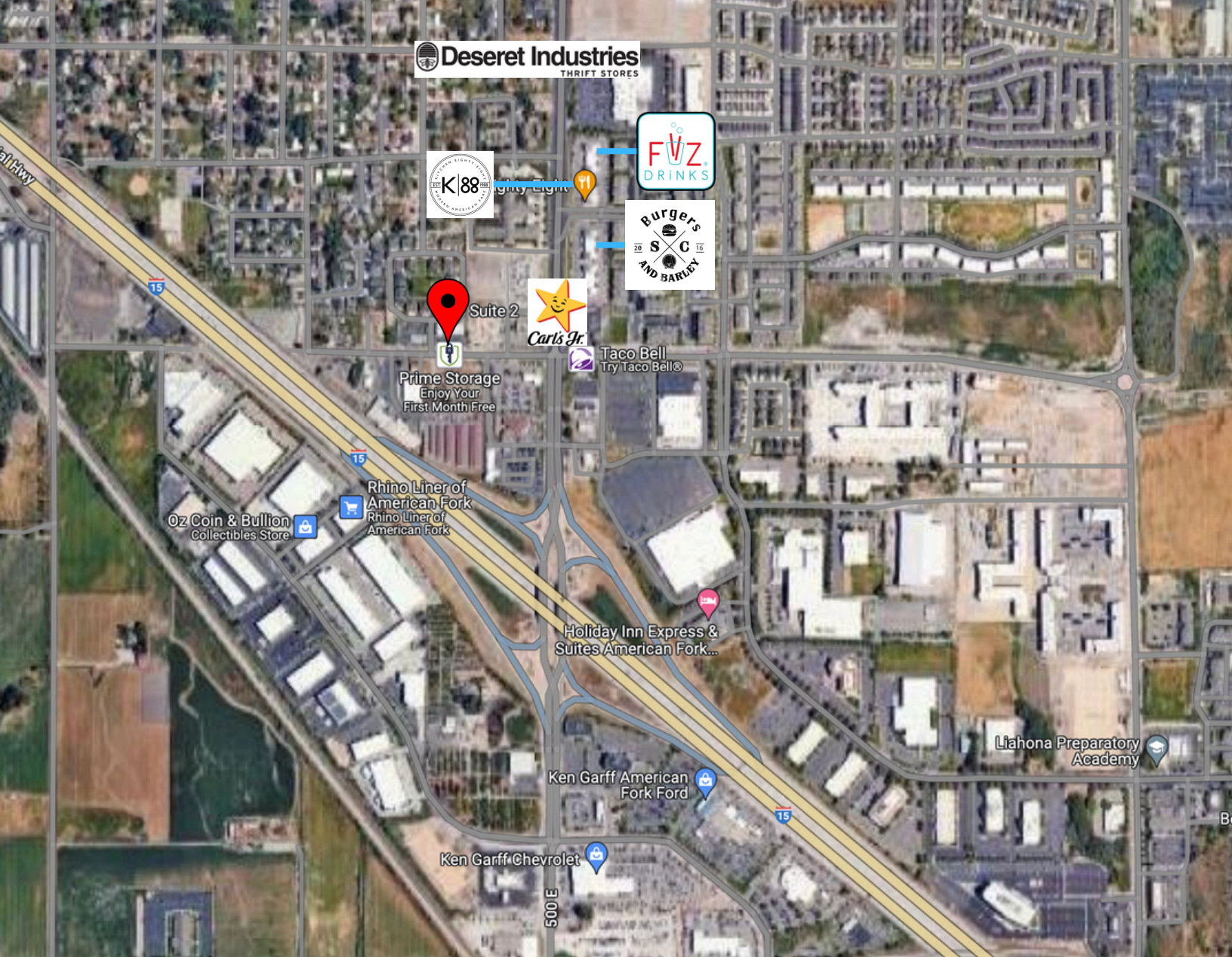
FLOOR PLAN

FIRST FLOOR

SECOND FLOOR



WAREHOUSE	2,060 SF
OFFICE	230 SF
TOTAL	2,290 SF



CONTACT:

BLAKE MCDOUGAL

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MIGUEL CUEVAS

OWNER/AGENT

801-922-0330

MAC1ROD@GMAIL.COM



PRESIDIO REAL ESTATE

2100 W PLEASANT GROVE BLVD #160,

PLEASANT GROVE, UT 84062

MAIN: (801) 251-6683