

FOR SALE | 6,400 SF

SINGLE-TENANT FLEX INVESTMENT



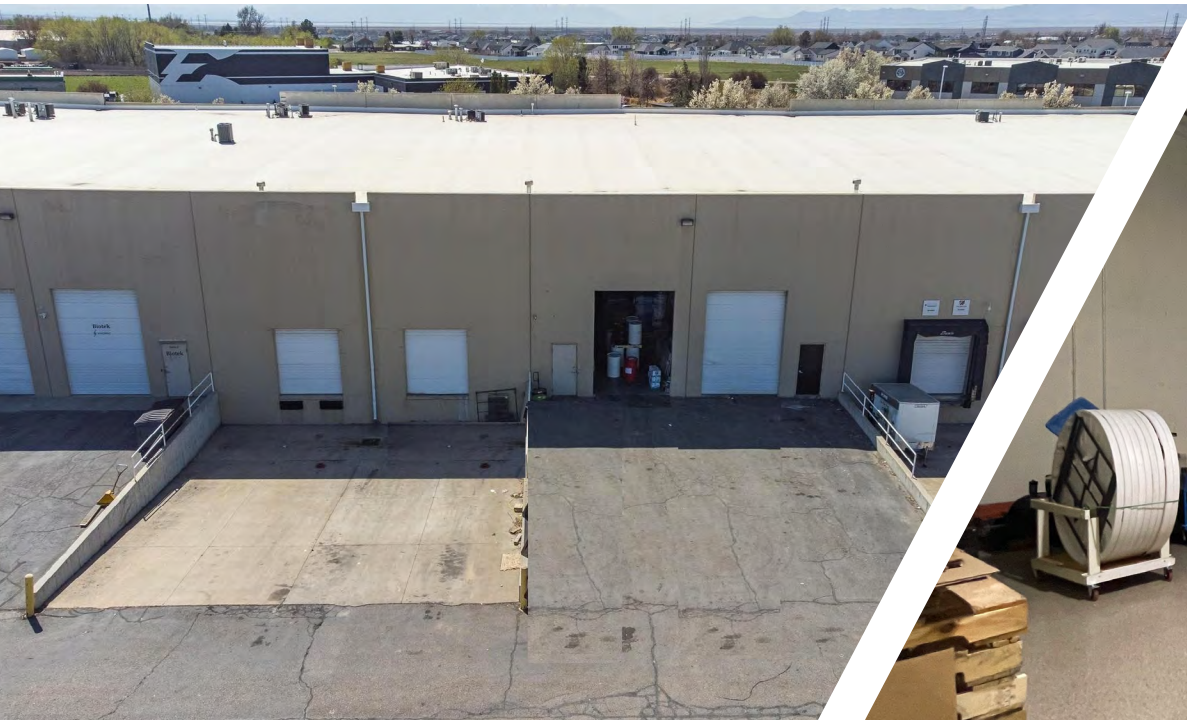
334 NORTH MARSHALL WAY, #F, LAYTON, UT



INVESTMENT & PROPERTY HIGHLIGHTS

- **SALES PRICE:** \$1,600,000
- **CAP RATE:** 6%
- **STRONG LOCAL CREDIT TENANT**
 - » **3-YEAR LEASE**
 - » **4% ANNUAL RENT ESCALATION**
 - » **LED: 11/30/2027**
- **WELL-FUNCTIONING AND FUNDED OWNER'S ASSOCIATION ALLOWS FOR PASSIVE INVESTMENT**
- **SIZE: 6,400 SF INDUSTRIAL CONDO**
 - » **3,200 SF WAREHOUSE**
 - » **1,600 SF OFFICE 1ST FLOOR**
 - » **1,600 SF OFFICE 2ND FLOOR**
- **1 DH AND 1 GL DOOR**
- **22' CLEAR HEIGHT**
- **FIRE SPRINKLED**
- **AIR-CONDITIONED WAREHOUSE**
- **M-2 ZONING**
- **MULTIPLE EASY ROUTES TO I-15**

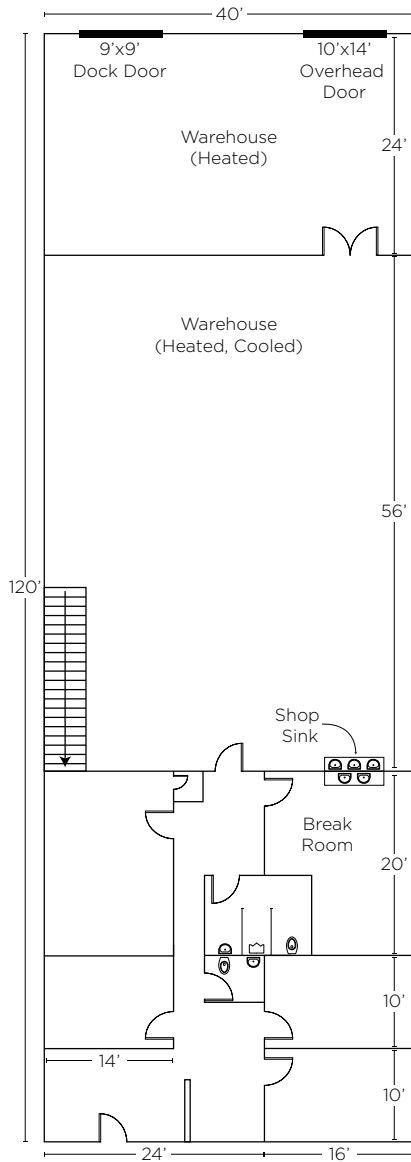




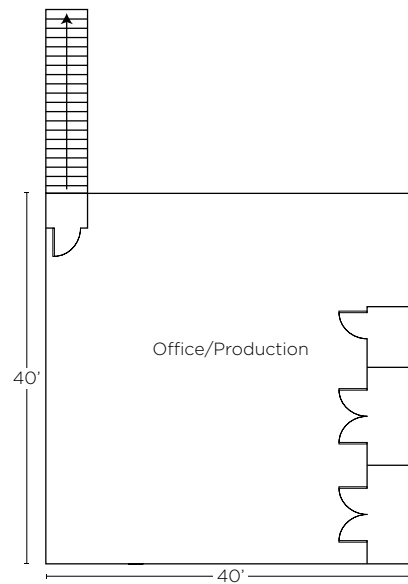
AS THE MARKET FOR INVESTMENT PROPERTIES IS OFTEN UNDERSUPPLIED IN RAPIDLY GROWING AREAS LIKE LAYTON CITY, THIS IS AN OPPORTUNITY TO OWN A PROPERTY IN A MARKET WITH LIMITED COMPETITION.



FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



AERIAL





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