

KEMP INDUSTRIAL

1268 West 2600 South | Woods Cross, UT 84087



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FOR LEASE

\$1.40/SF NNN

Unit 101:

- Total: 2,996 SF
- Office: 514 SF
- Warehouse: 2,482 SF

Property Highlights

- Total Building: 12,795 SF
- Lot Size: 1.06 Acres
- Power Per Unit: 200 AMP 120/208V 3-Phase 4-Wire
- Heating: Gas Forced Air Heating
- Lighting: LED 24,000 Lumens 3500k Suspended at 25 AFF
- Clear Height: 20'
- Loading: 12'x14' Grade Level Doors
- Column Spacing: Free-Span
- Construction Type: Split Face CMU Block Construction
- Floor: 6" Concrete Slab With #4 at 18" O.C.
- Parking: 18 Parking Stalls
- Zoning: I-1
- Access: Quick Access to I-15, I-215, Redwood Road and Legacy Parkway
- Location: Located in the Highly Desirable Woods Cross Industrial Business Park

Contact

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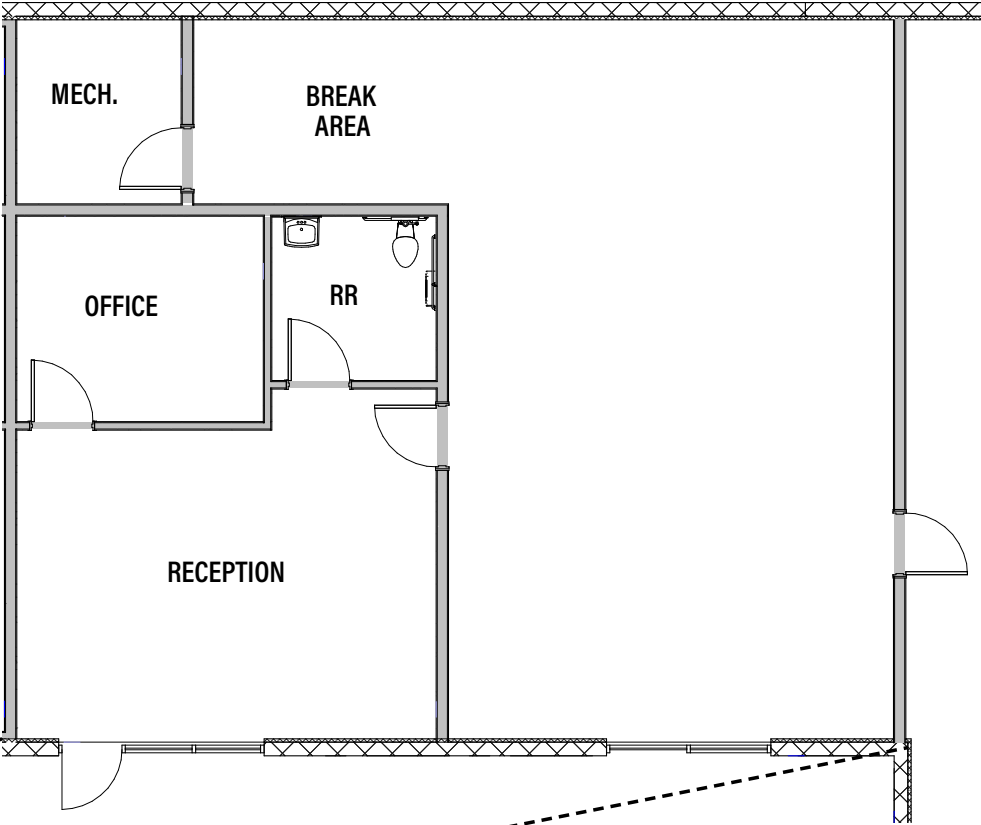
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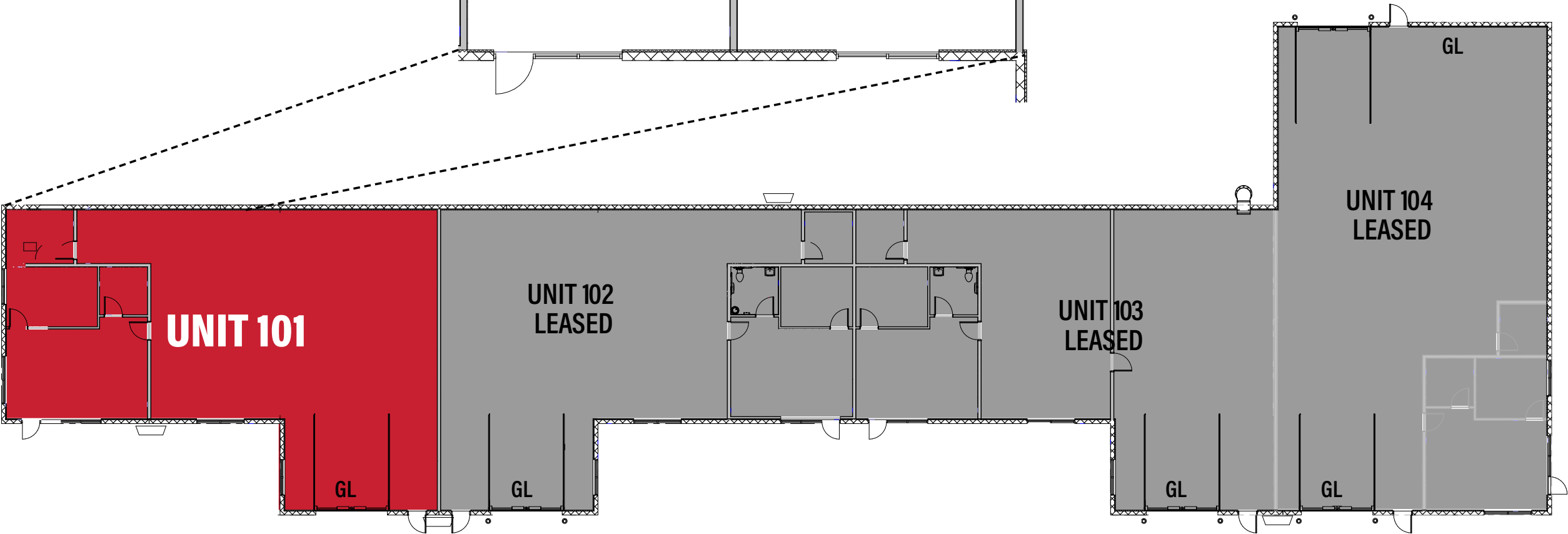
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KEMP INDUSTRIAL
FLOOR PLAN

OFFICE
PLAN



Unit	OFFICE SF	TOTAL SF
101	514	2,996
102 (LEASED)	514	2,904
103 (LEASED)	1,670	3,020
104 (LEASED)	514	3,875
TOTAL		12,795



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