

# INDUSTRIAL FOR LEASE

## PRICE REDUCED! INDUSTRIAL & RAIL SPUR ACCESS

999 W 1500 S, Woods Cross, UT 84087

**kw**UTAH REALTORS  
KELLERWILLIAMS



# PRICE REDUCED!

**\$1.10 SF NNN**

**\$0.95 SF NNN**

*Highly Competitive CAMs*



### PROPERTY DESCRIPTION

Located in the heart of Woods Cross, 999 W 1500 S offers an excellent opportunity for businesses needing versatile industrial space. This 11,600 square foot building features approximately 800 square feet of finished office space with the balance dedicated to warehouse use. The property is well-equipped with 3-phase power, one dock-high door for efficient loading and unloading, one 12' x 12' grade-level door for convenient ground access, highly competitive CAM expenses, and access to a rail spur. With functional design, flexible space, and easy access to major transportation corridors, this property is ideal for a wide range of industrial users. Please do not disturb the tenant. Call to schedule an appointment today! Square footage figures are provided as a courtesy estimate only and were obtained from building plans. Future tenant is advised to obtain an independent measurement.

### PROPERTY HIGHLIGHTS

- 11,600 SF versatile industrial space
- 800 SF finished office area
- 3-phase power for efficiency
- Dock-high door for loading/unloading
- 12' x 12' grade-level door for ground access

### OFFERING SUMMARY

Lease Rate:	\$0.95 SF/month (NNN)
Available SF:	11,600 SF
Lot Size:	0.26 Acres
Building Size:	11,600 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	353	1,021	3,130
Total Population	1,197	3,366	9,868
Average HH Income	\$117,776	\$116,078	\$112,720

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### SHAD SELMOS

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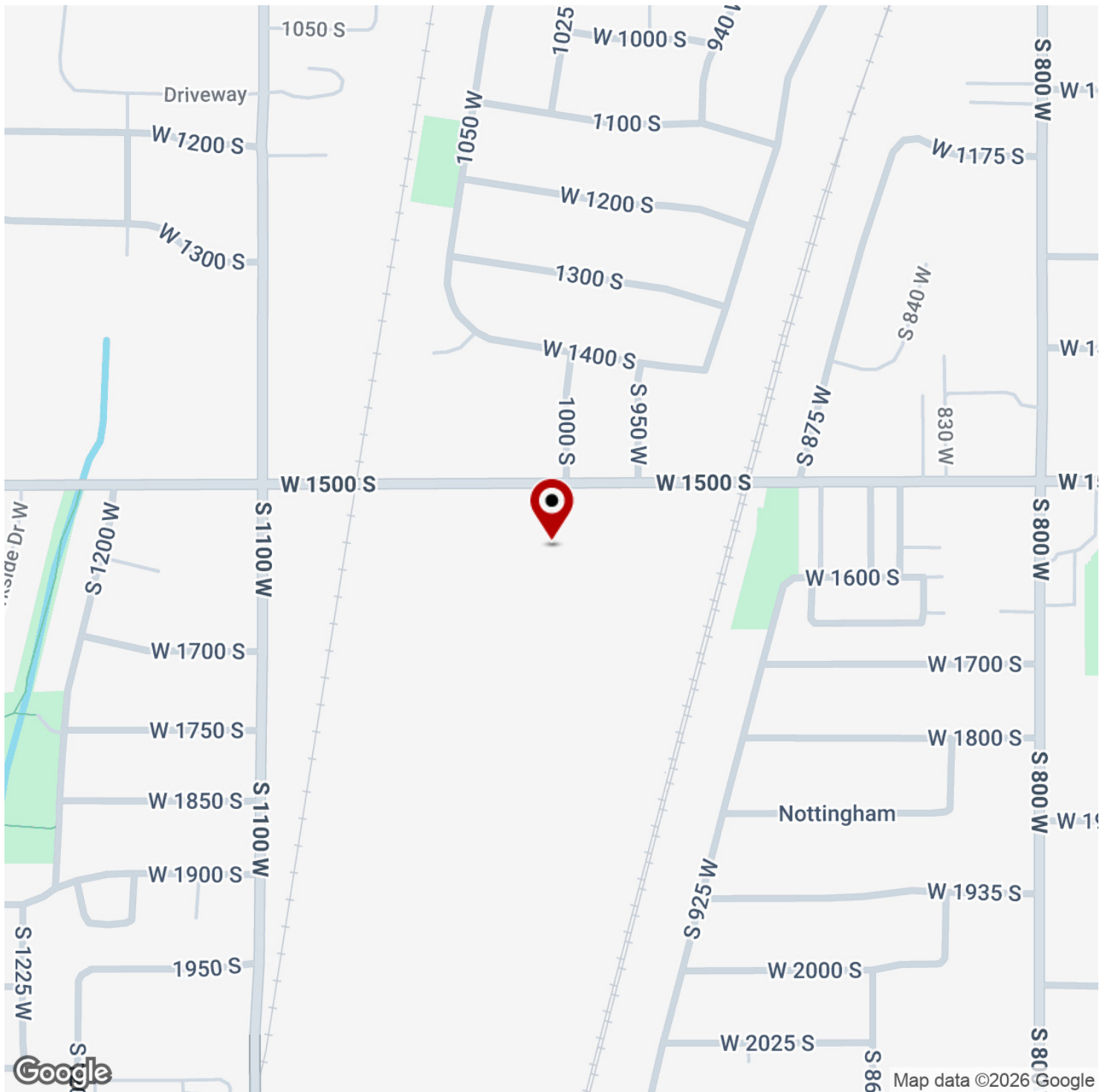
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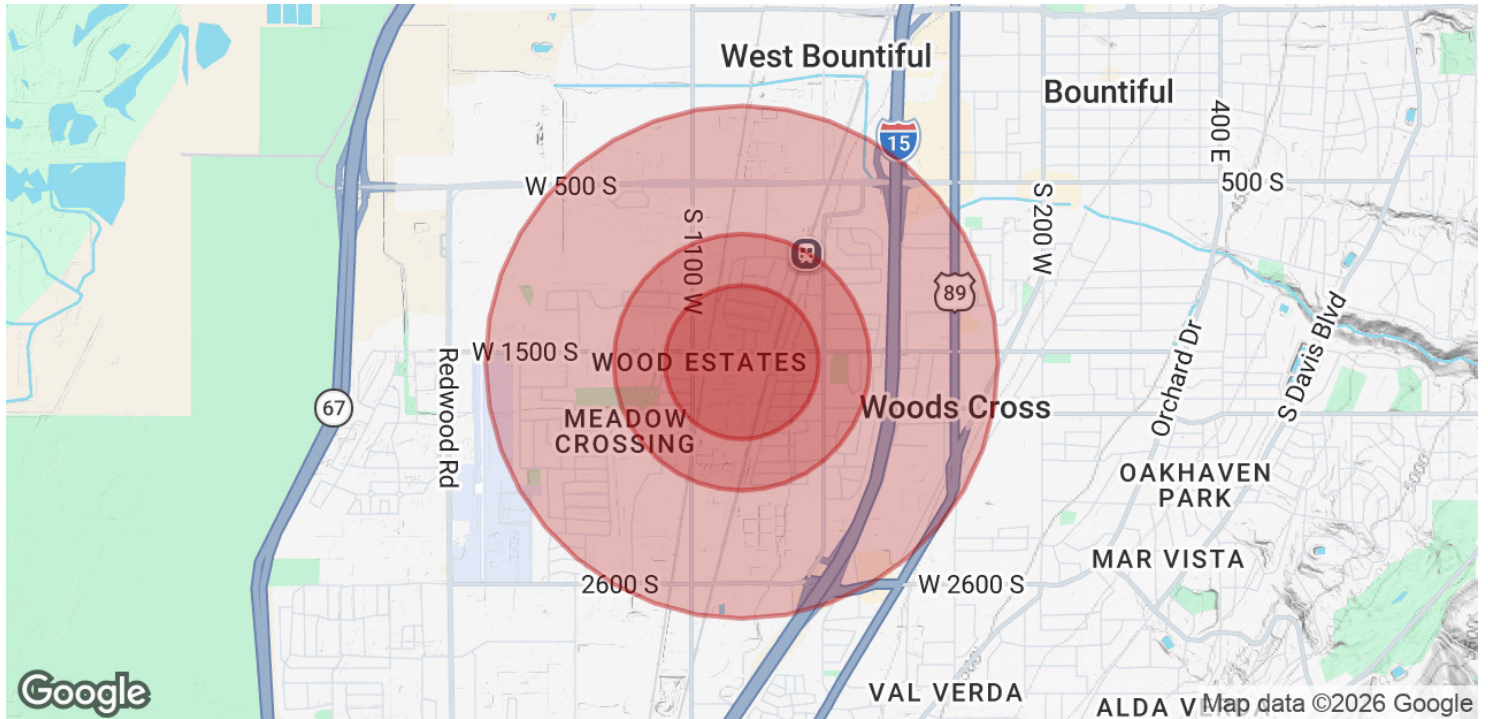
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,197	3,366	9,868
Average Age	33	34	34
Average Age (Male)	32	33	33
Average Age (Female)	34	35	35

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	353	1,021	3,130
# of Persons per HH	3.4	3.3	3.2
Average HH Income	\$117,776	\$116,078	\$112,720
Average House Value	\$514,216	\$509,999	\$515,206

*Demographics data derived from AlphaMap*

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