

REDUCED RATE: \$0.49/SF/MONTH NNN



7036 S. High Tech Dr.

MIDVALE, UT 84047

For Lease

\$0.49/SF/MONTH NNN

Property Highlights

- 114,364 total square feet
 - 18,371 SF office
 - 95,993 SF warehouse
- 32'x29' column spacing
- 18' clear height
- Thirteen (13) dock high loading doors (8'x9') equipped with bumpers, seals, and mechanical pit levelers.
- One (1) ground level loading door (10'x12')
- Wet sprinkling system
- Floor drains in the warehouse
- 1,600A / 277/480V / 3P
- T-5 fluorescent warehouse lighting
- Swamp coolers in the warehouse
- Lot size: 7.3 acres
- 408 auto parking stalls
- Potential for outside storage
- Zoned Regional Commercial (RC)
- Permitted uses: manufacturing, restaurant, minor transportation facility, commercial repair services
- Excellent access to I-15, State Street and 7200 South

For information, please contact:

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NEWMARK

 MOUNTAIN WEST

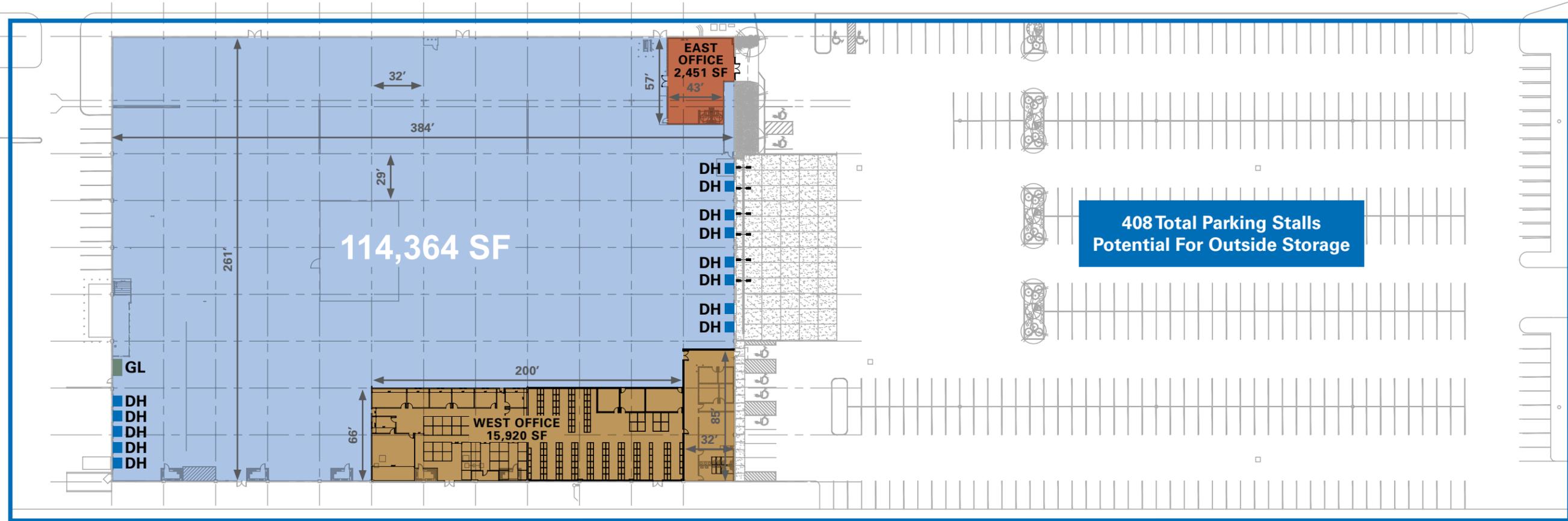
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To 7200 S



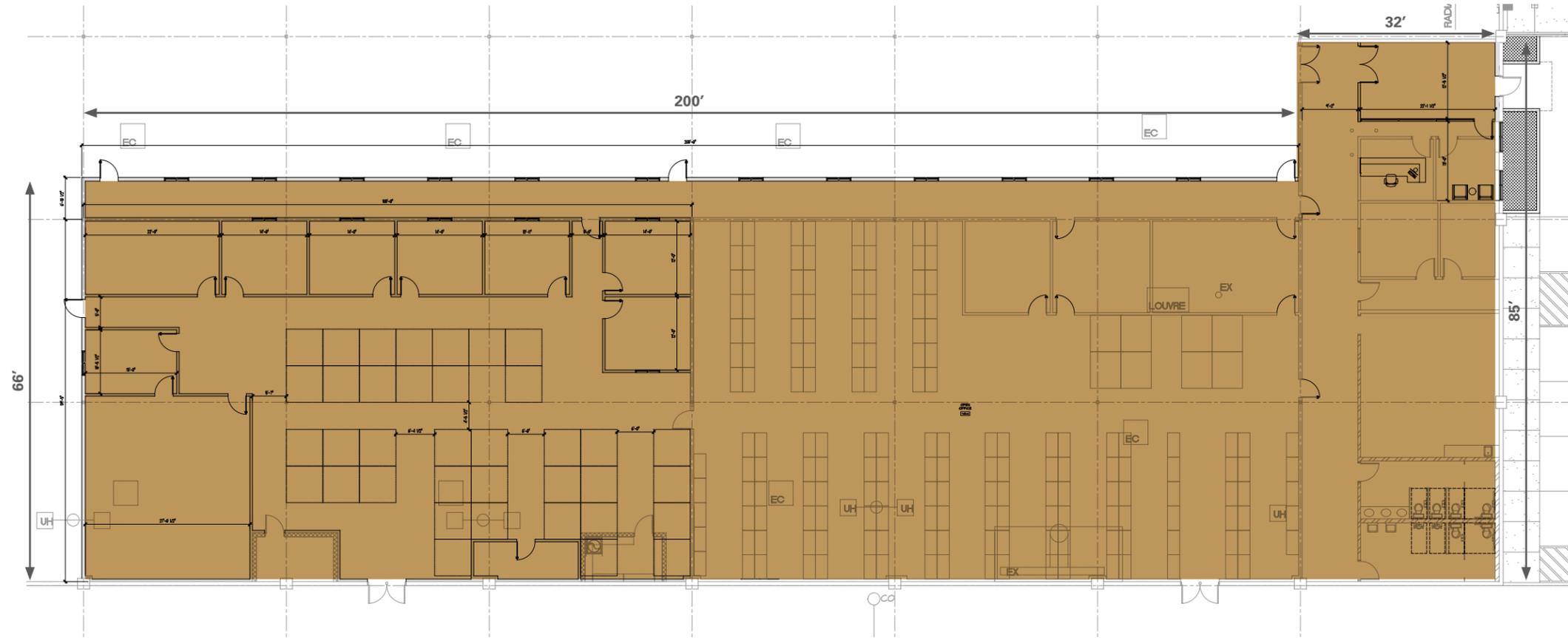
185 WEST



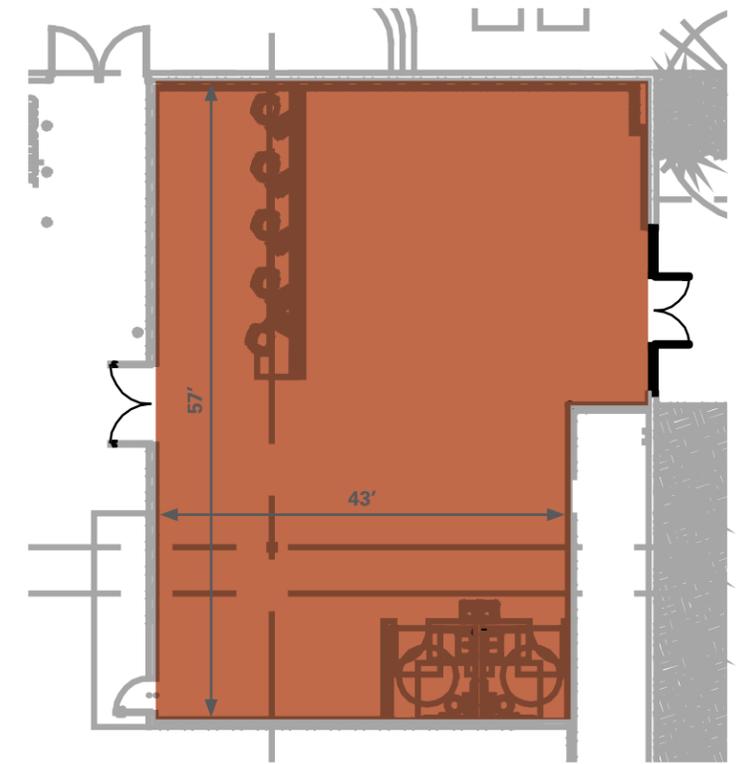
UTA  TRAX
7200 South Station 

UTA  TRAX

WEST OFFICE



EAST OFFICE

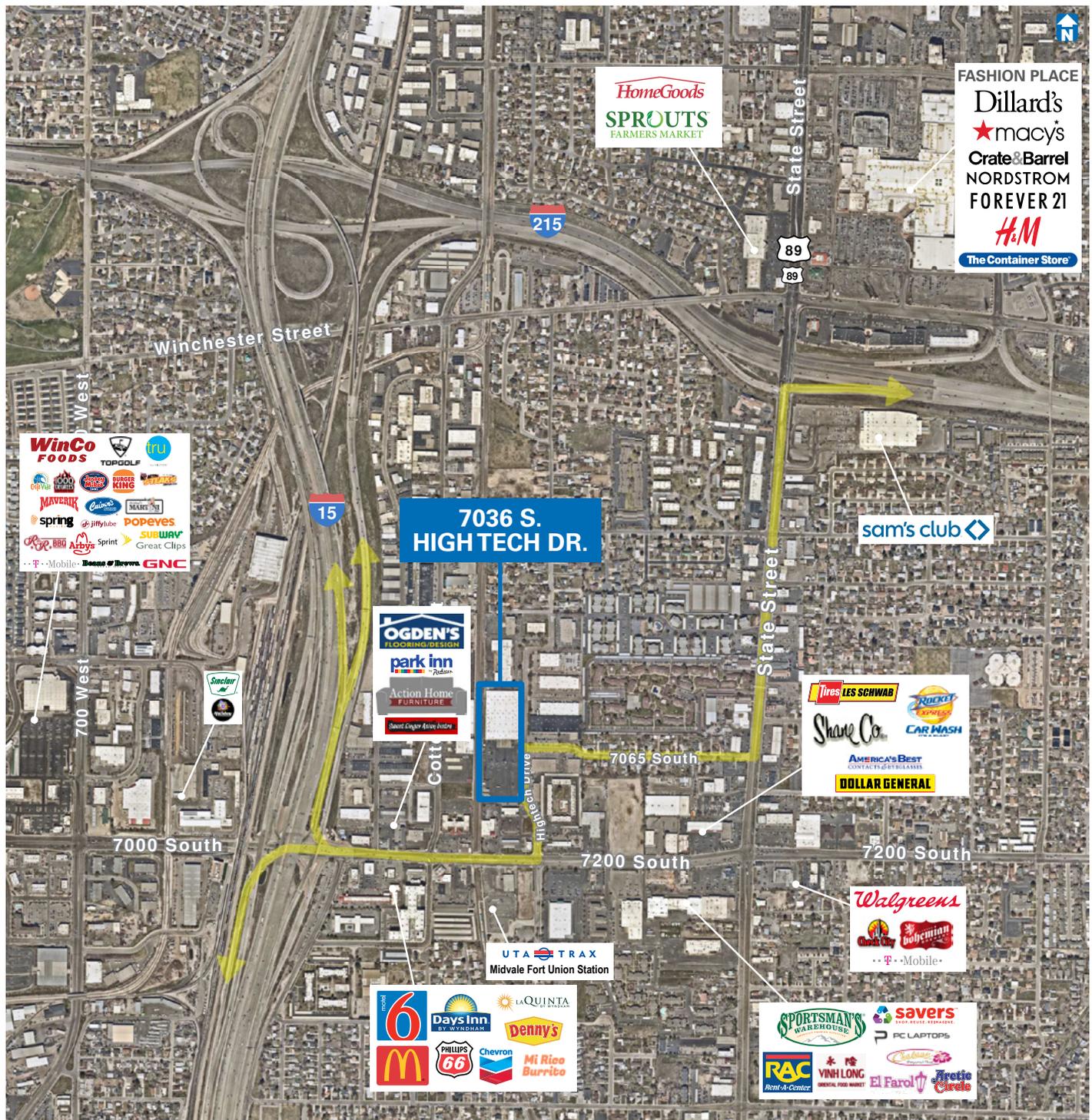


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