

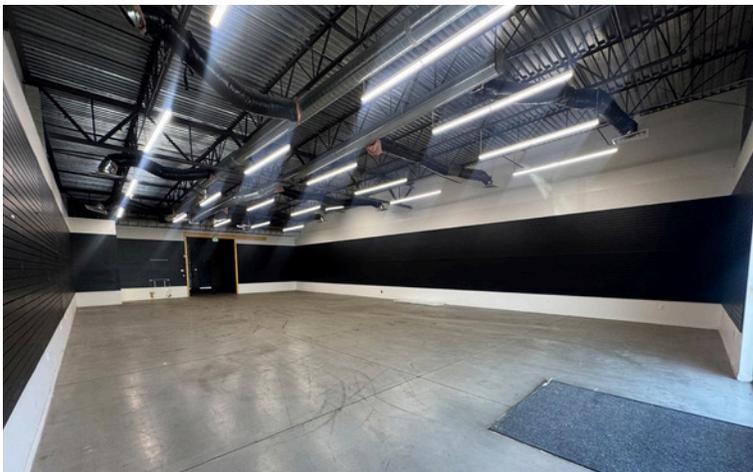


### PROPERTY SUMMARY

Located in the heart of Layton's thriving commercial district, 1565 W Hill Field Rd, Suite 101 offers a prime leasing opportunity for businesses looking to capitalize on high visibility at a high-traffic location.

### Building Specs

Lease Rate:	\$1.20/ PSF
CAM:	\$.20/PSF
Lease Type:	NNN
Suite 101:	4,000 SF
Warehouse SF:	4,000 SF
Office SF:	NA

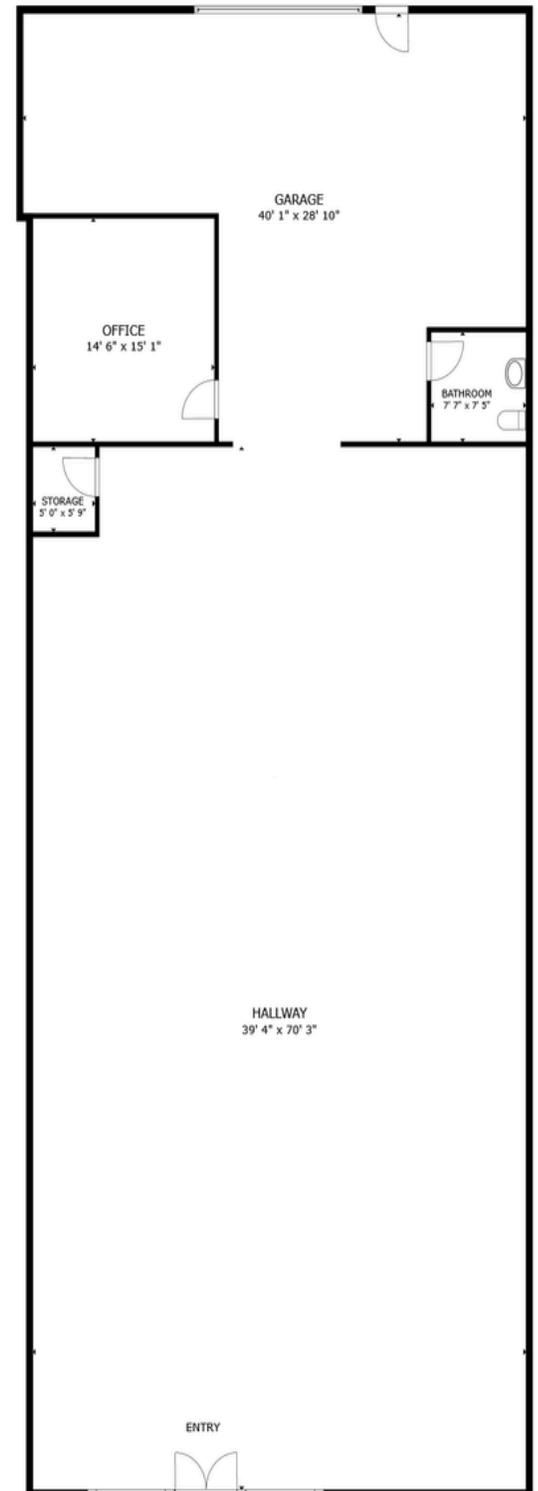


# SUITE 101



## SUMMARY

- **Prime Visibility:** Situated on the heavily trafficked W Hill Field Rd, this suite benefits from excellent street-side exposure and easy access for local commuters and visitors.
- **Accessibility:** Located off I-15 (Exit 331), making it a convenient destination for clients coming from Ogden (10 minutes) or Salt Lake City (20 minutes).
- **Proximity to Hill Air Force Base:** The property is only a few miles from the base, providing a steady stream of military and civilian contractor foot traffic.



FLOOR PLAN



**VIRTUAL TOUR**

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# AERIAL VIEW

