

FOR SUBLEASE | ±27,412 SF | IG ZONING



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# Property Summary

NNN LEASE RATE/MO **Negotiable**

OPEX **\$0.21/SF**

TOTAL BUILDING SQFT **±27,412**

AVAILABLE **February 1, 2025**

SUBLEASE EXPIRATION **September 30, 2027**

- ±2,647 SF HVAC office\*
  - Four (4) private offices
  - Separate office restroom
- Skylights and upgraded LED lights in the warehouse
- 40' x 50' column spacing
- Six (6) 10' x 10' dock high loading doors
  - Three (3) mechanical pit levelers
  - Three (3) edge of dock plates
- Two (2) 12' x 14' grade level doors
- 30' Clear Height
- 3 phase, 277/480V, 225 Amps\*
- Two (2) warehouse restrooms
- Concrete Tilt-Up Construction (2005)
- Ample Parking

\*To be verified.



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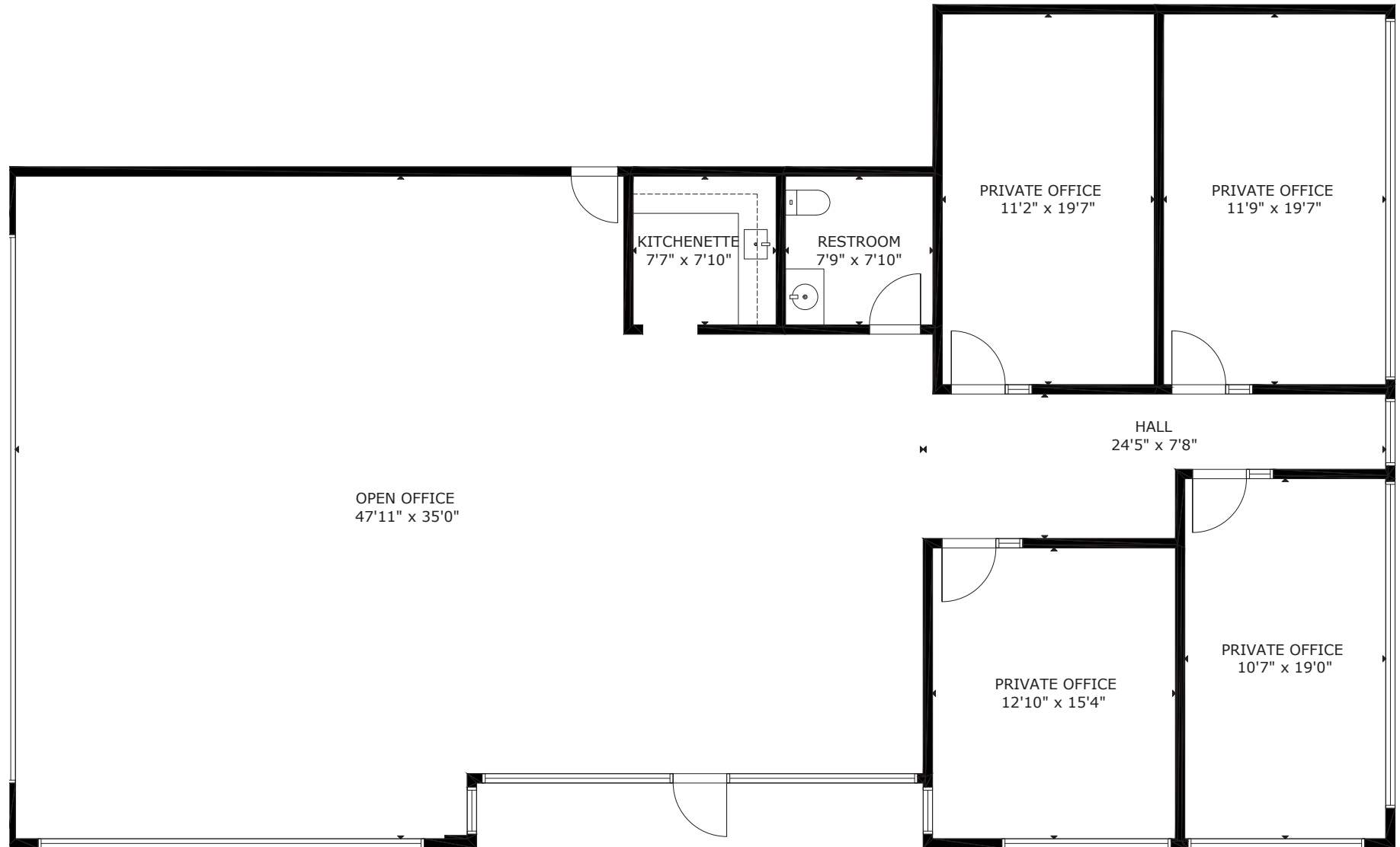
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# Office Floorplan






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FOR 3D TOUR

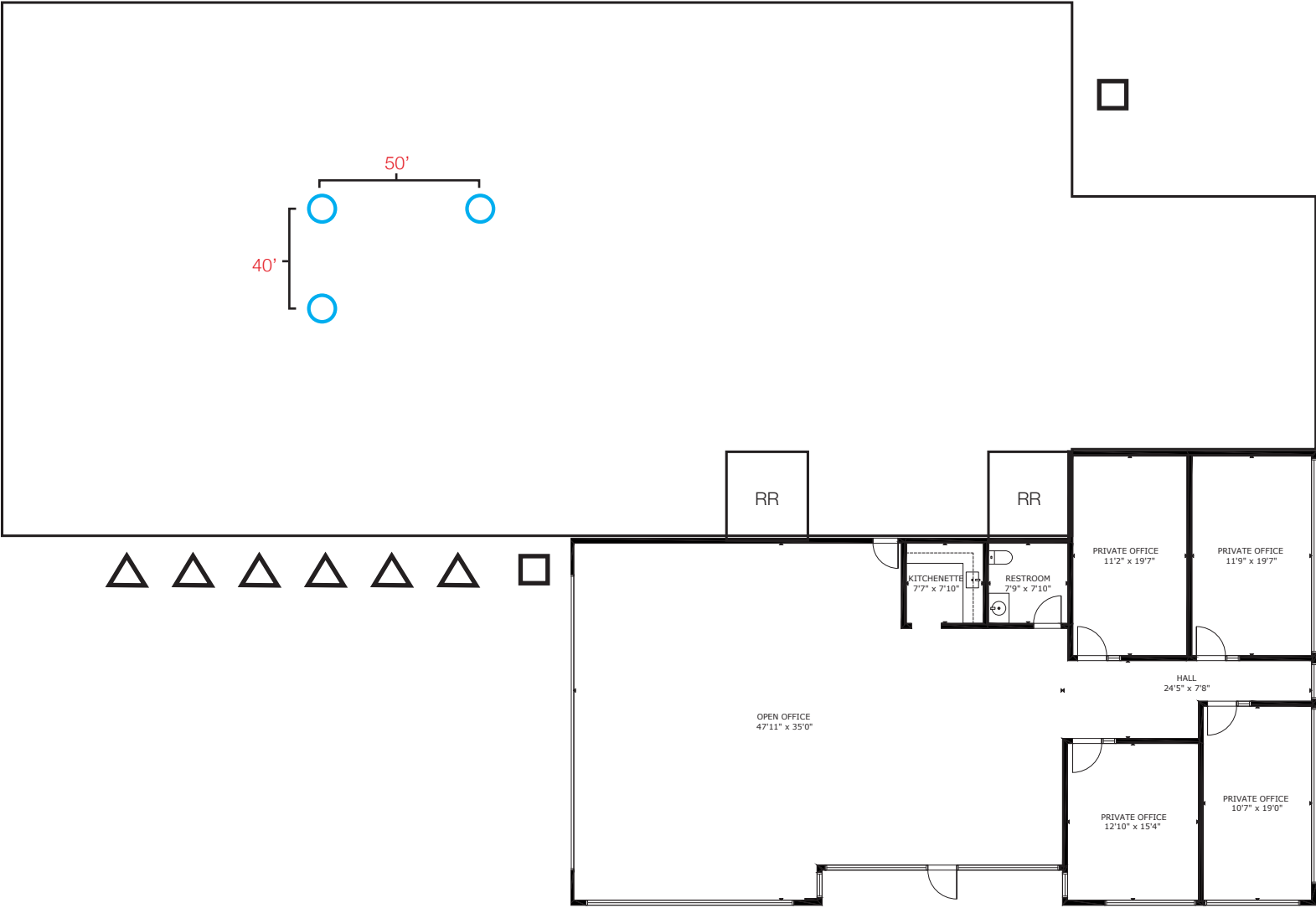


\*Floorplan not drawn to scale.

# Warehouse Floorplan



-  Dock High Loading Positions
-  Grade Level Loading Positions
-  Columns



\*Floorplan not drawn to scale.

# Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport













# Area Map





## Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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