

**FOR LEASE**

**OFFICE / WAREHOUSE**

**748 South 5300 West, Unit B    4,056 Sq. Ft**



**\$1.10 sq. ft./mo. NNN    Estimated Monthly CAM \$.19/sq.**

- Excellent space for small business, distribution, or similar clean uses.
- Approximately 625 sq. ft. of finished office area, small kitchen and restroom with shower.
- Entry through exterior vestibule with separate interior entries to units A & B.
- No automotive, engine/equipment repair or similar uses permitted.
- Refrigerated air and gas heat to office area.
- 12'x12' ground level overhead door
- 14' -16' clear height / LED lighting
- Gas unit heat in warehouse
- Well insulated walls & ceiling
- 120/208v. 200 amp 3 phase power
- Close to SL Int'l Airport & Downtown
- Excellent access to I-80 & UT-201.
- Well maintained building by owner-user in Unit A.



**450 E. Burton Lane  
Kaysville, Utah 84037  
Phone: (801) 521-8181**

**For more information contact:**

**Jeff McComas (801) 573-6271  
[jeff@slicom.net](mailto:jeff@slicom.net)**

This statement with the information it contains is given with the understanding that all negotiations relating to purchase or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been obtained from sources deemed reliable.

**Unit B Floor Schematic**  
**Dimensions Approximate**

**4,056 Sq. Ft.**







