

# FOR LEASE

## Flex Unit - Suite B

1868 West 1040 South  
Salt Lake City | UT 84104



## RIVERBEND INDUSTRIAL PARK



### PROPERTY HIGHLIGHTS



#### TOTAL SIZE

250 SF Office  
4,500 SF Warehouse  
4,750 SF TOTAL  
(+4,435 SF in north bldg)



#### CLEAR HEIGHT

18' in warehouse



#### LOADING DOORS

(2) ground-level doors (12' x 14')



#### FIRE SPRINKLERS

No



#### ZONING

M-1 (Manufacturing)



#### POWER SERVICE

250 Amps, 208Y/120V, 3p (tenant to verify)



#### LOCATION

Quick access to I-215, I-15 & I-80



#### LEASE RATE

\$1.25 psf/month, NNN



#### AVAILABILITY DATE

Now



#### JASON HAGBLOM

President/Principal Broker  
NEXUS Commercial Real Estate

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Sandy, UT 84070

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