



FOR LEASE

## Office/Warehouse

6541 South Cottonwood Street / Murray, Utah



### PLEASE DO NOT DISTURB TENANT

#### Property Highlights

##### Ground Level Area:

Warehouse:	4,687 s.f.
Office:	1,691 s.f.
Total:	6,378 s.f.

##### 2nd Level Area:

Office/Open Area:	1,680 s.f.
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**Total Area: 8,058 s.f.**

##### Four overhead doors:

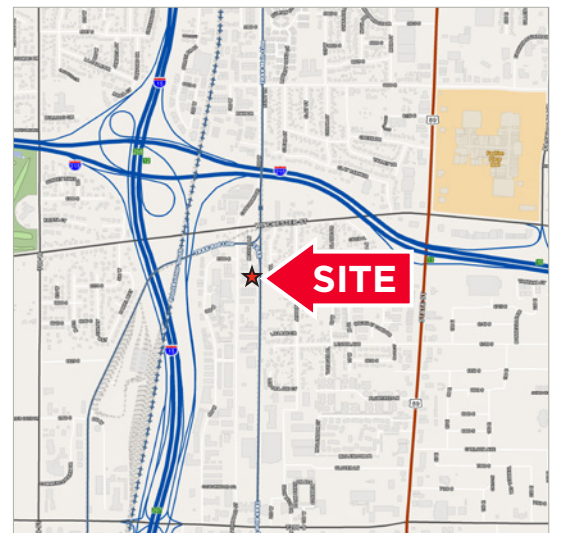
- Two ground level (10' x 14')
- Recessed dock with 10' x 10' door plus adjacent 5' x 8' door
- Ceiling: 18' clear

##### HVAC:

- Warehouse: Gas fired infrared
- Office: Gas forced air
- Fire suppression system (wet)
- Zone: M-G-C
- APN: 21244040110000
- Legal Description: Unit 1, Cottonwood Landing Commercial Condo Amd & Ext., plus the adjacent recessed dock area

**Lease Rate: \$7,975/Month or \$0.99 PSF, NNN**

CAM: \$1,725/Mo. (\$0.215 PSF)



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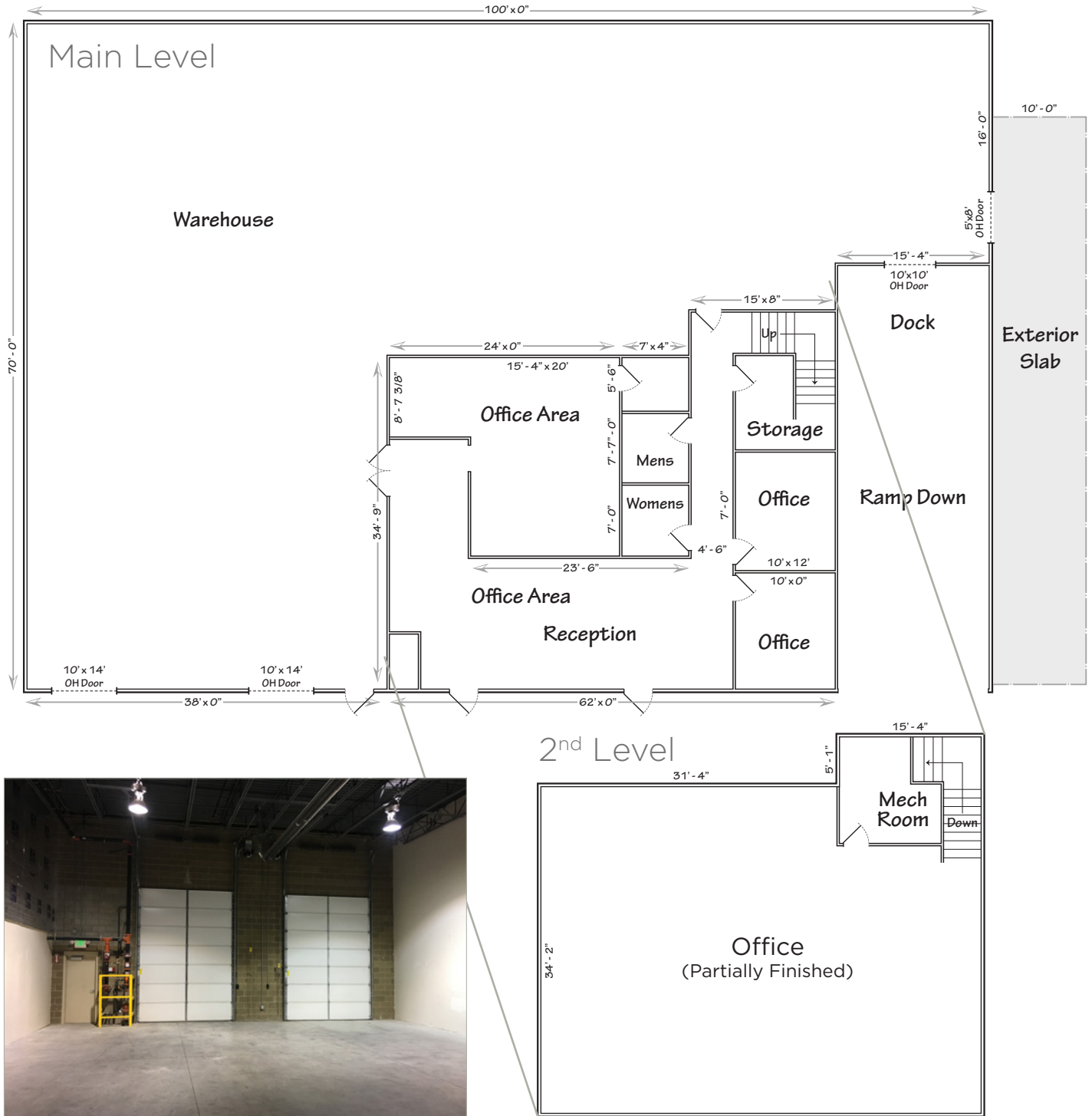


**CUSHMAN &  
WAKEFIELD**

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