

FOR LEASE

2,890 SF Flex Unit

2187 W. Printers Row
West Valley City | UT 84119



PROPERTY HIGHLIGHTS



TOTAL AVAILABLE SPACE

2,890 total square feet
-220 SF office & restroom
-2,670 SF warehouse

CLEAR HEIGHT

21-23' in warehouse

LOADING DOORS

Two ground-level (10'w x 14't)

POWER SERVICE (estimated)

200amps, 120/208volt, 3phase
-One 220v outlet (south wall)
-120v outlets all around perimeter

ZONING

M (Manufacturing) - allows for many uses

UNIT FEATURES

Shop sink, exterior camera system, LED lighting, easy freeway access, potential for many business uses, wired for Comcast

CRITICAL DATES

Available: April 1, 2026 (earlier possible)

RENTAL INFORMATION

\$1.25 psf/month, NNN
\$1.20 psf/month, NNN plus
1.5 months free base rent!



JASON HAGBLOM

President, Principal Broker

801.860.5030

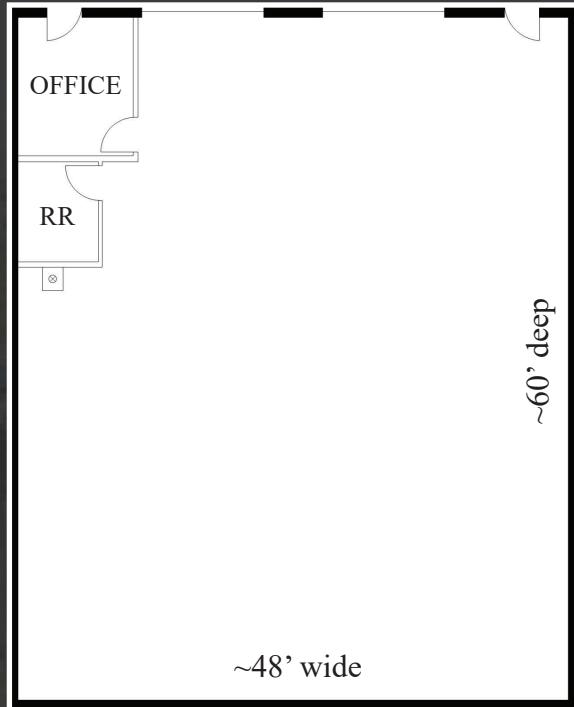
jason@nexuscres.com

1192 E. Draper Parkway
Suite 501
Draper, UT 84020
 www.nexuscres.com

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This information contained herein is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property shall be conducted through this office.
The above information, while not guaranteed, has been secured from sources we believe reliable. Tenant/Buyer to verify all information.