

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

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Suite 501

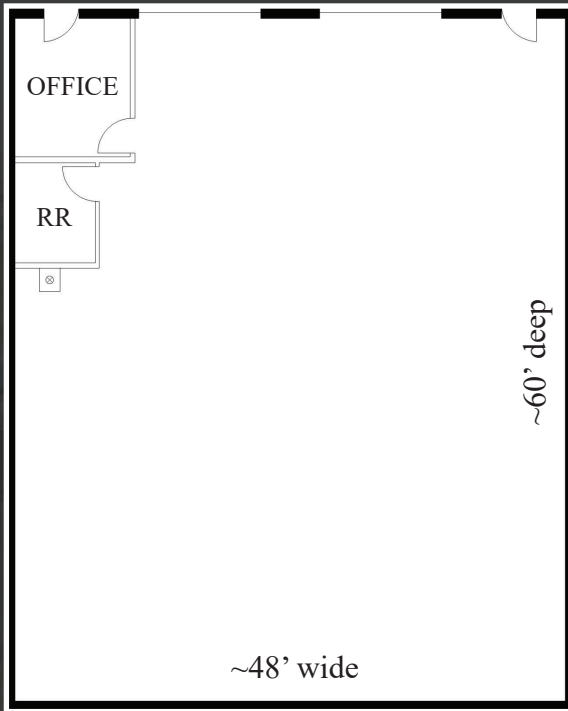
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www.nexuscres.com

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