

FOR SALE



# 1456 E. HILLCREST DRIVE

## PRICE REDUCED

### PROPERTY DETAILS

1456 E. Hillcrest Drive, Washington, UT 84780

- 4,930 SF Total
  - » 1,330 SF Main Level Office
  - » 2,270 SF Warehouse
    - » 665 SF Upstairs Office
    - » 665 SF Mezzanine
- .43 Acres
- Fenced and gated yard
- Great Location in the White Sage Industrial Park
- Highly desirable Washington Fields Area
- Great for an owner/user or investor
- Building is already subdivided into two separate units
- Price: ~~\$1,350,000~~ **\$1,295,000**

**TROY SCHEEL**  
tscheel@newmarkmw.com  
direct 435.256.8774  
[View Profile](#)

**SCOTT SPRUNT**  
ssprunt@mwcre.com  
direct 435.256.8355  
[View Profile](#)

**KELLY SHIOTANI**  
kshiotani@newmarkmw.com  
direct 801.456.8855  
[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800  
[www.newmarkmw.com](http://www.newmarkmw.com)

# NEWMARK

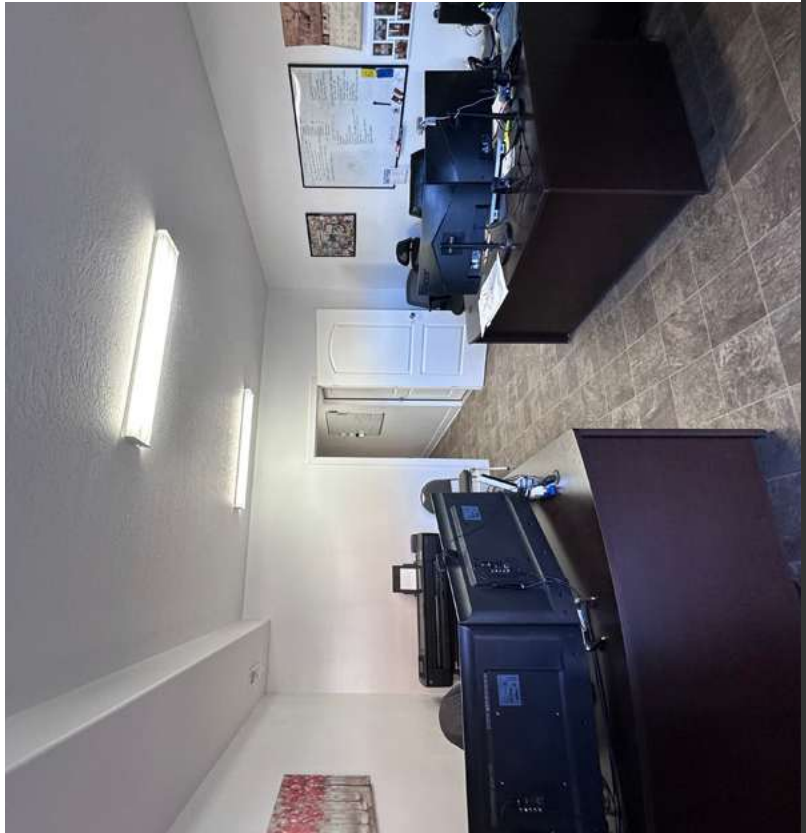
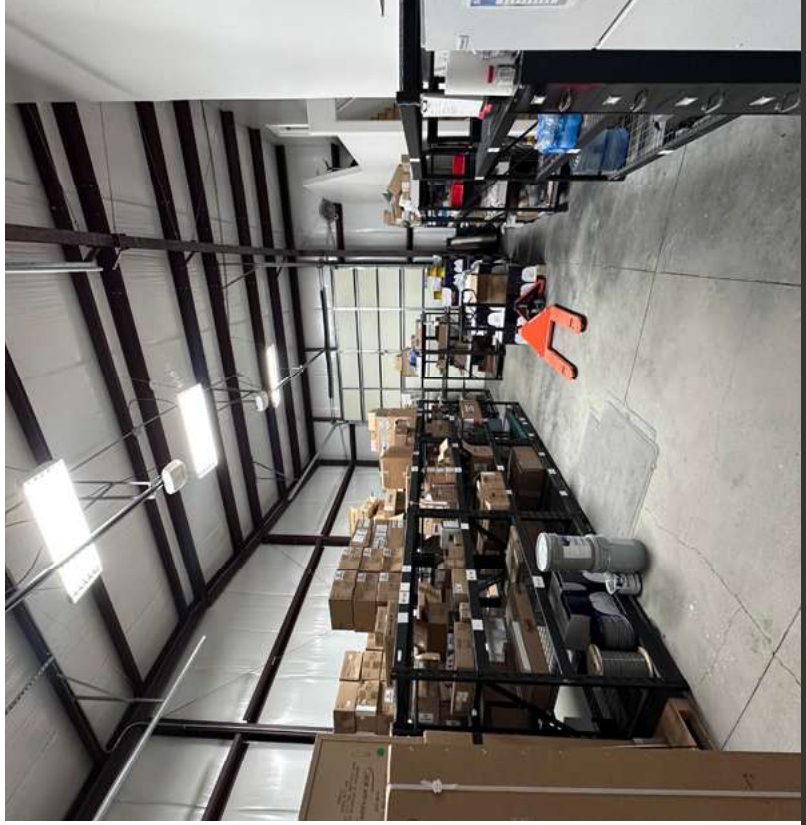
## MOUNTAIN WEST

**TROY SCHEEL**  
tscheel@newmarkmw.com  
direct 435.256.8774  
[View Profile](#)

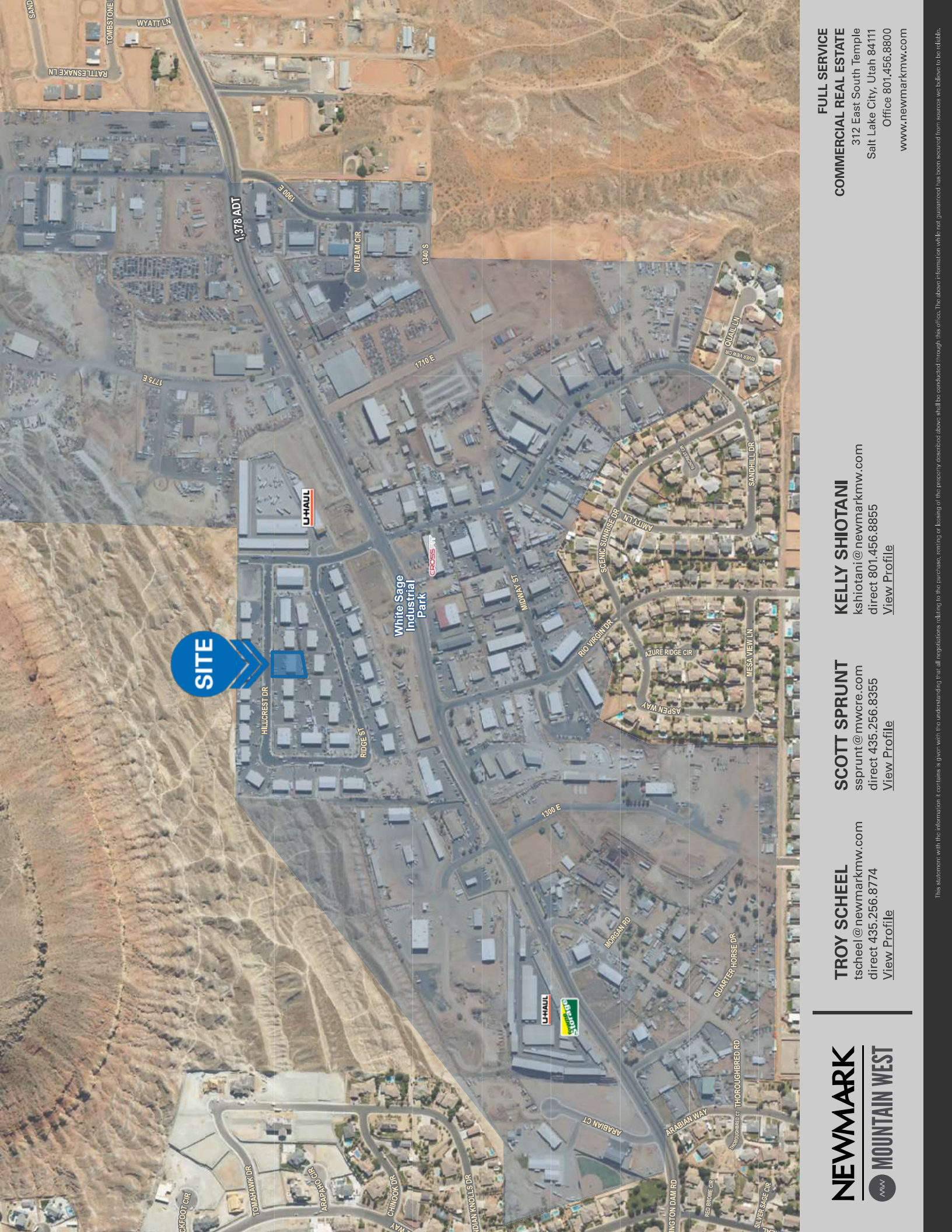
**SCOTT SPRUNT**  
ssprunt@mwcre.com  
direct 435.256.8355  
[View Profile](#)

**KELLY SHIOTANI**  
kshiotani@newmarkmw.com  
direct 801.456.8855  
[View Profile](#)

**FULL SERVICE  
COMMERCIAL REAL ESTATE**  
312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800  
[www.newmarkmw.com](http://www.newmarkmw.com)



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



**SITE**

White Sage Industrial Park

**NEWMARK**  
MOUNTAIN WEST

**TROY SCHEEL**  
tscheel@newmarkmw.com  
direct 435.256.8774  
[View Profile](#)

**SCOTT SPRUNT**  
ssprunt@mwcre.com  
direct 435.256.8355  
[View Profile](#)

**KELLY SHIOTANI**  
kshiotani@newmarkmw.com  
direct 801.456.8855  
[View Profile](#)

**FULL SERVICE COMMERCIAL REAL ESTATE**  
312 East South Temple  
Salt Lake City, Utah 84111  
Office 801.456.8800  
[www.newmarkmw.com](http://www.newmarkmw.com)

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