

# 7036 S. High Tech Dr.

MIDVALE, UT 84047

## For Lease

### Property Highlights

- 114,364 total square feet
- 18,371 SF office
- 95,993 SF warehouse
- 32'x29' column spacing
- 18' clear height
- Thirteen (13) dock high loading doors (8'x9') equipped with bumpers, seals, and mechanical pit levelers.
- One (1) ground level loading door (10'x12')
- Wet sprinkling system
- Floor drains in the warehouse
- 1,600A / 277/480V / 3P
- T-5 fluorescent warehouse lighting
- Swamp coolers in the warehouse
- 408 auto parking stalls
- Potential for outside storage
- Zoned Regional Commercial (RC)
- Permitted uses: manufacturing, restaurant, minor transportation facility, commercial repair services
- Excellent access to I-15, State Street and 7200 South

For information, please contact:

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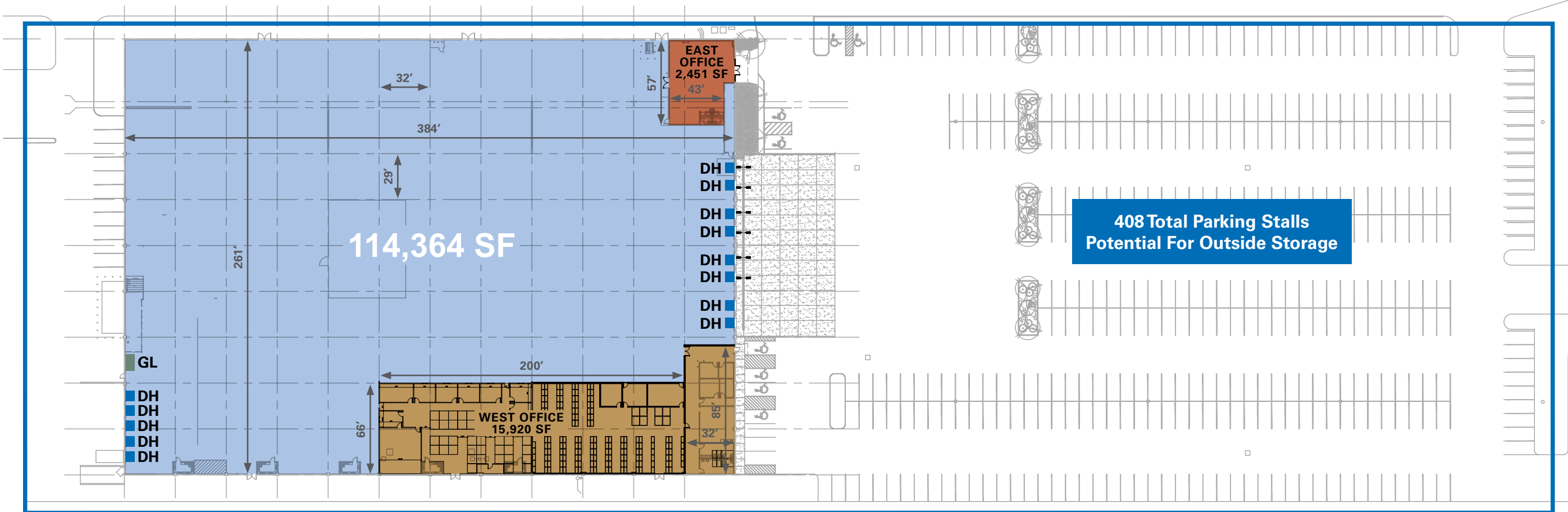




To 7200 S



185 WEST



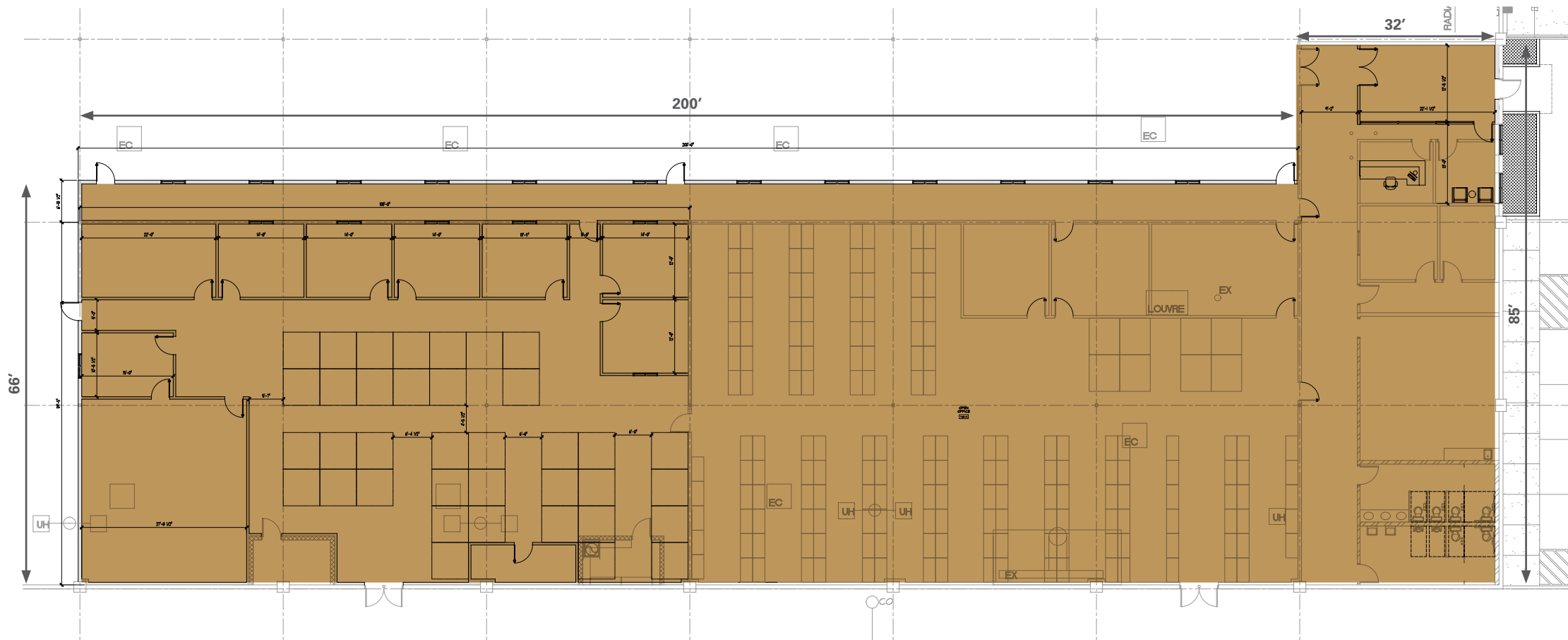
408 Total Parking Stalls  
Potential For Outside Storage



UTA TRAX  
7200 South Station



WEST OFFICE



EAST OFFICE

