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.
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: $1,830/Mo. ($0.227 PSF)

Kyle McMullin
Senior Director
+1 801 303 5480
kyle.mcmullin@cushwake.com

Paul Westenskow
Senior Director
+1 801 303 5557
paul.westenskow@cushwake.com

170 South Main Street, Suite 1600
Salt Lake City, UT 84101
Main +1 801 322 2000
cushmanwakefield.com

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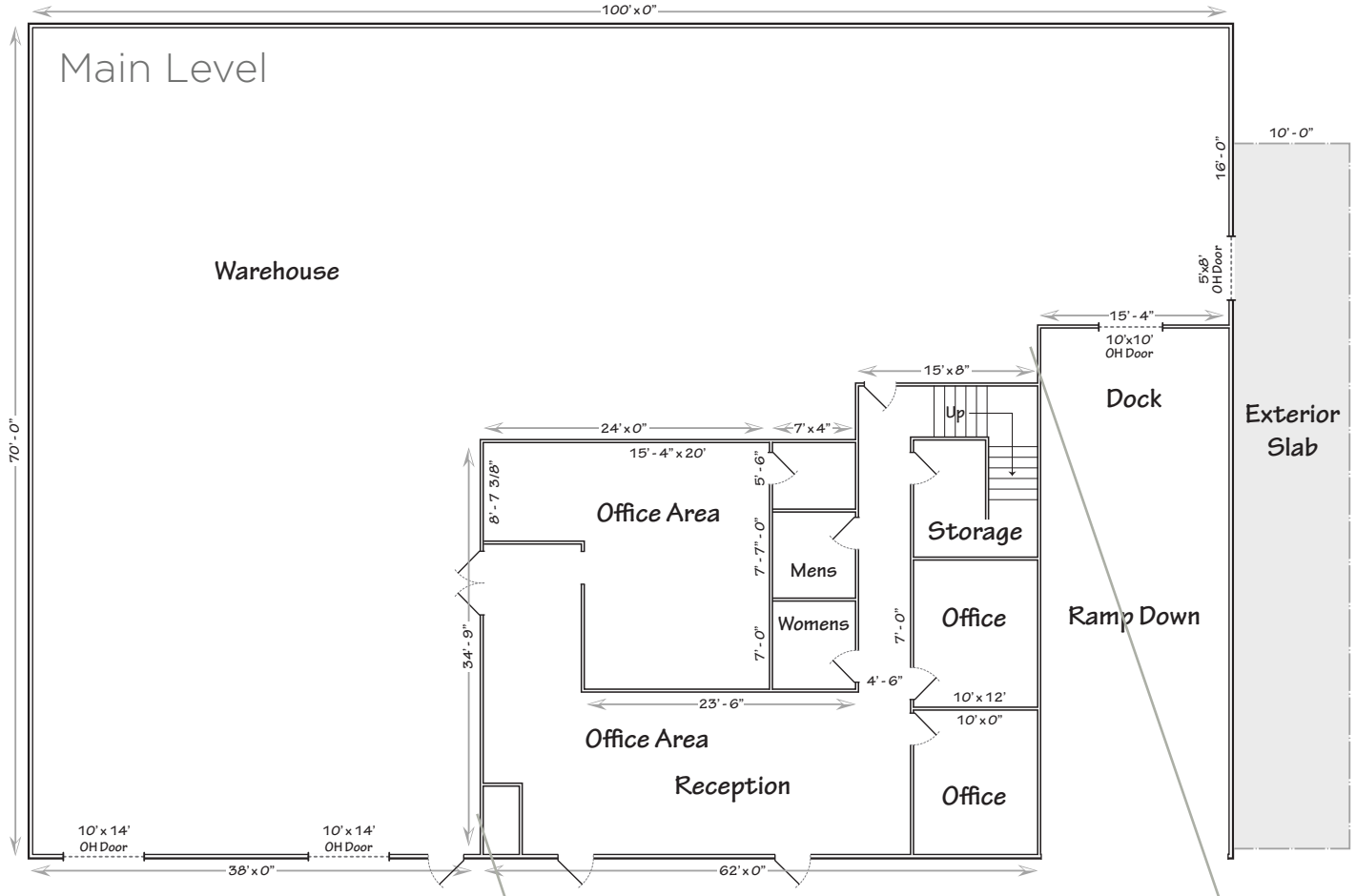

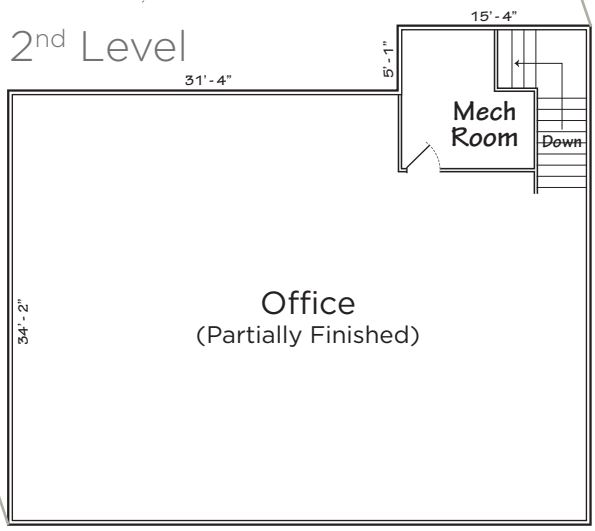

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