

FOR SALE OR LEASE



CUBISCAN FARMINGTON WAREHOUSE

360 South 200 West · Farmington, UT 84025

■ PROPERTY SUMMARY

Building 360 offers 18,750 square feet of high-image warehouse and office space with direct I-15 frontage in one of Davis County's strongest industrial corridors. Built in 2012, the building pairs 14,450 SF of open warehouse with 4,300 SF of finished office spread across two levels, and is served by a grade-level overhead door, a dock-height loading position, and 25 on-site parking stalls. Freeway signage gives a tenant or owner-user rare visibility from I-15, with Station Park, Lagoon, and Legacy Parkway all within minutes and downtown Salt Lake City roughly twenty minutes south. Available for purchase or lease.

■ BUILDING SPECS

TOTAL SQUARE FEET	18,750 SF
WAREHOUSE	14,450 SF
OFFICE	4,300 SF (2 Levels)
GROUND LEVEL DOORS	One — 10' x 10'
DOCK HIGH DOOR	One — 8' x 8'
POWER	600A / 480V / 3-Phase
PROPERTY TYPE	Industrial / Flex
LEASE TYPE	NNN
PARKING	25 Stalls
SIGNAGE	Freeway
YEAR BUILT	2012

PURCHASE PRICE*

\$4,687,500

(\$250 PSF)

LEASE RATE

\$1.20/SF/Month

NNN

*Landlord cannot close on a purchase until January 1st, 2028. Landlord will consider a short-term lease with an option to purchase January 1st, 2028.

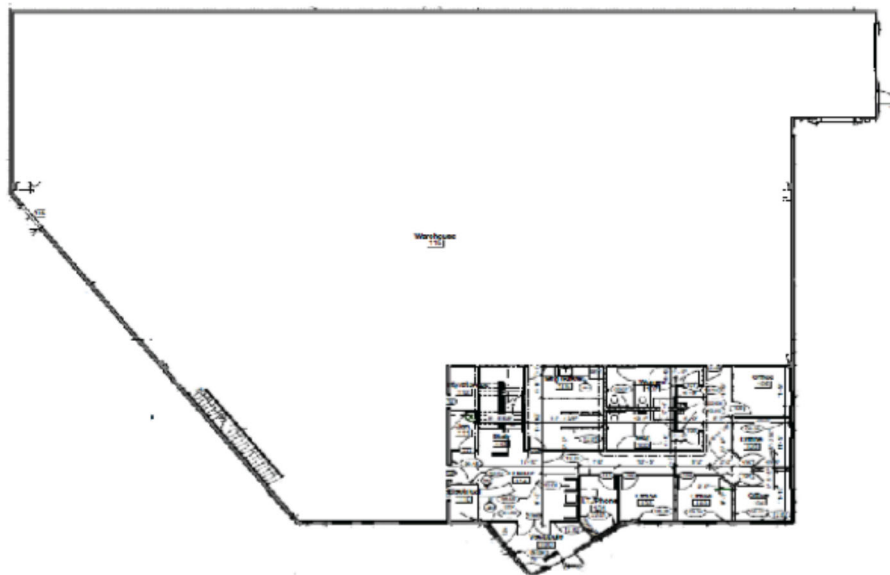


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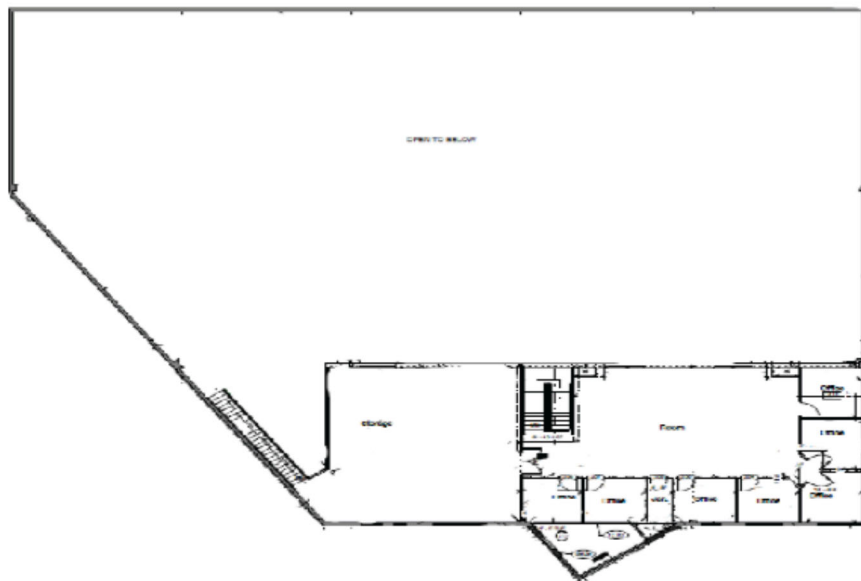
FLOOR PLANS

The main level (top) is built around a large open warehouse bay with an office core along the east end — reception, private offices, restrooms, and support rooms set behind the storefront entry. The second level (bottom) overlooks the warehouse floor and adds a conference room, a further run of private offices, and dedicated storage, bringing the finished office total to 4,300 SF across the two floors while keeping 14,450 SF of clear warehouse for the operation.

MAIN LEVEL



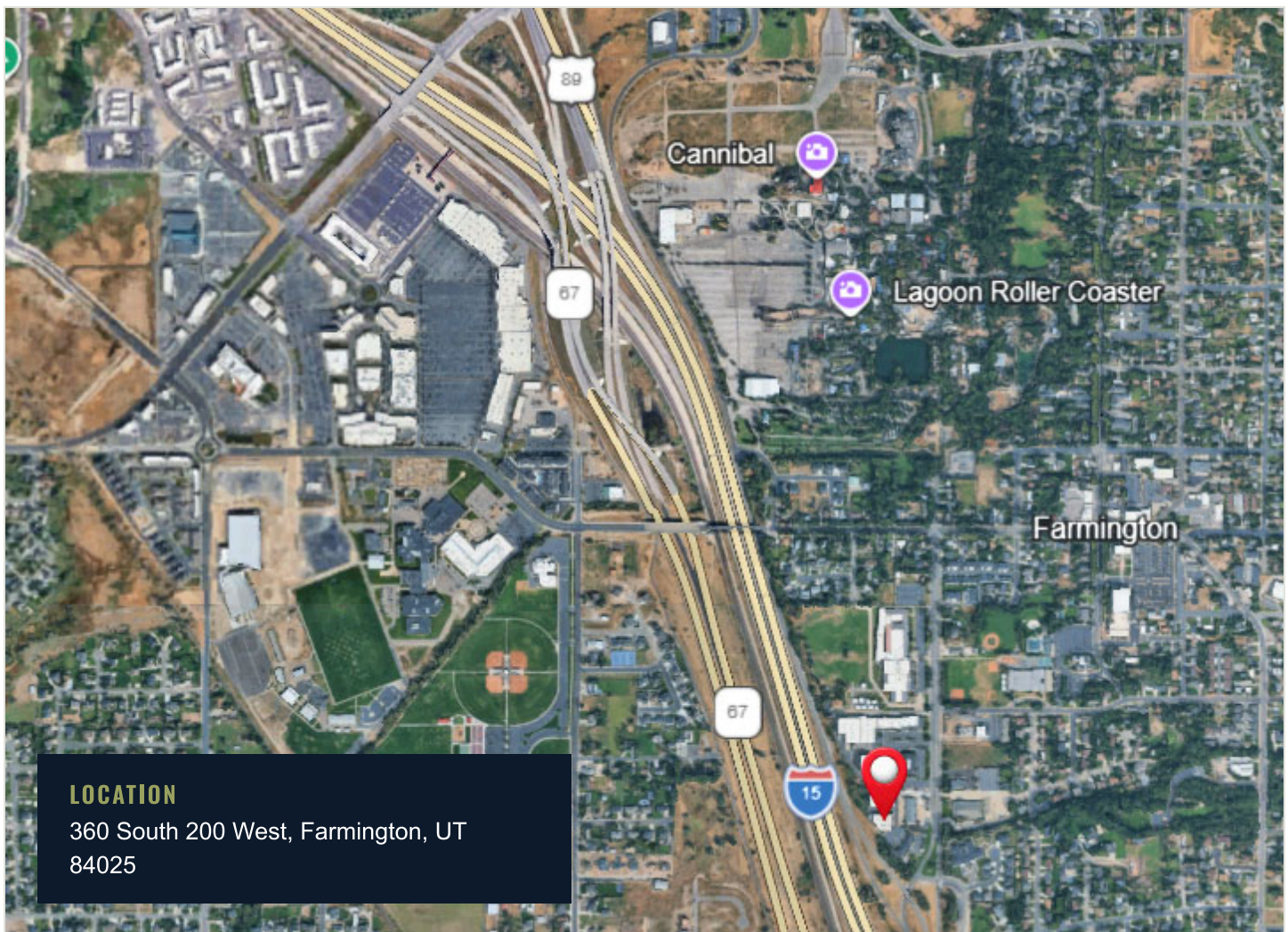
2ND LEVEL



■ WAREHOUSE — 14,450 SF ■ OFFICE — 4,300 SF ■ TOTAL — 18,750 SF

AERIAL VIEW

The building sits at 360 South 200 West, immediately west of Farmington's main commercial spine and directly on I-15 with full freeway exposure. Station Park's regional shopping and dining is a few minutes north, Lagoon is adjacent, and the FrontRunner commuter-rail station is a short drive — putting downtown Salt Lake City and the airport roughly twenty minutes away and drawing from a deep Davis County labor pool.



■ DIRECT I-15 FRONTAGE ■ MINUTES TO STATION PARK & LAGOON ■ 20 MIN TO SLC AIRPORT

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