

±22,805 SF FOR SALE



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INDUSTRIAL GROUP

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# Sale Details

LIST PRICE	<b>NEGOTIABLE</b>
PRICE PSF	<b>CONTACT BROKER</b>
BUILDING SQFT	<b>±22,805 SF</b>

- ±5,046 SF Mezzanine ( Not included in total SF)
- Concrete Tilt-Up Construction (2019)
- Zoned I-P
- ±3,374 SF HVAC Office\*
- ±19,431 SF Total Warehouse
- 3 Phase, 277/480 V, 600 Amps\*
- 24' Clear Height
- Swamp Coolers
- Five (5) Dock High Doors (9'x10')
- Three (3) Grade Level Door (12'x14')
- Freezers
- Coolers
- ESFR Sprinklers
- Ample Parking
- APN# 176-04-813-011, 012, 013

\*To Be Verified By Buyer



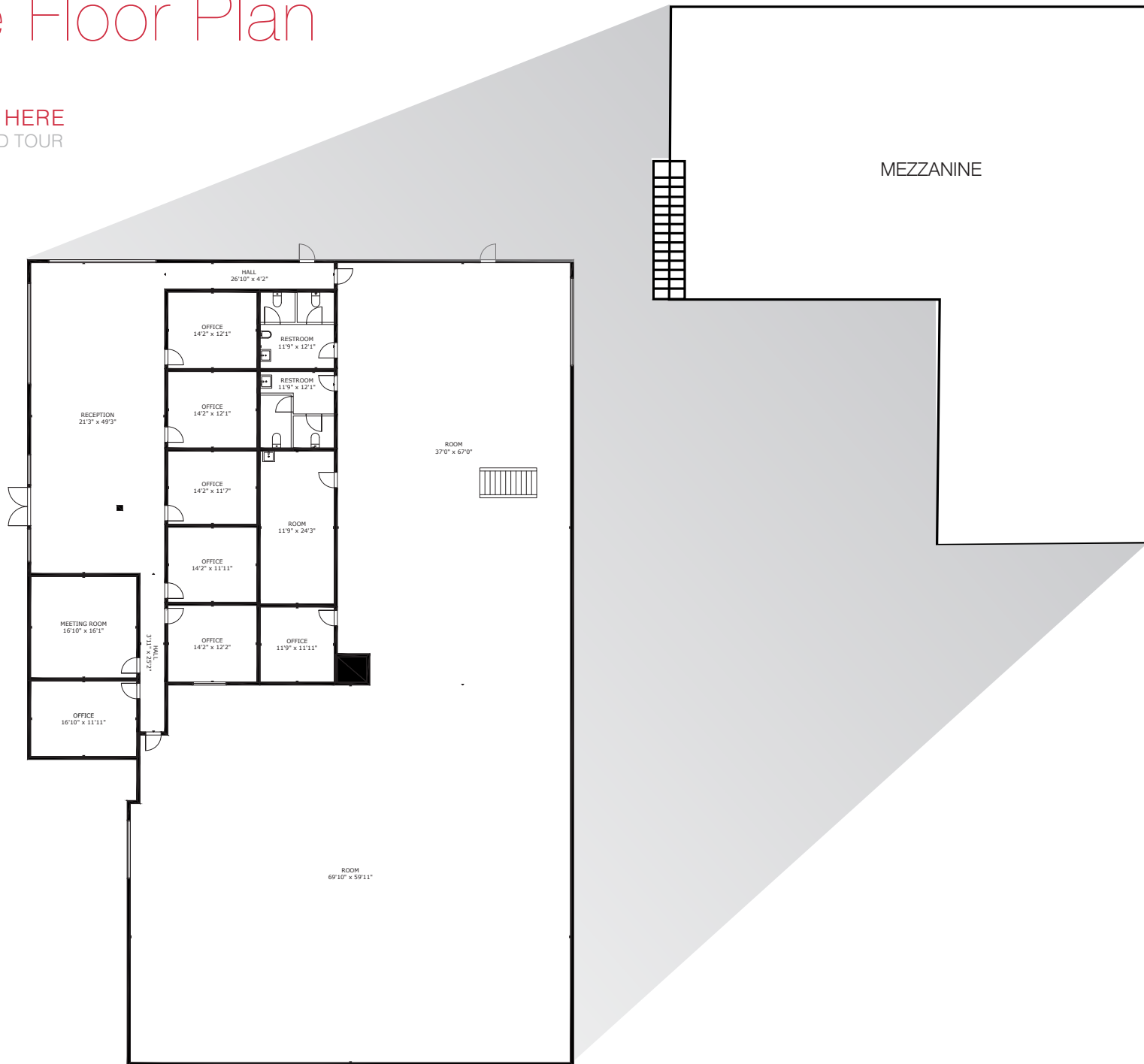
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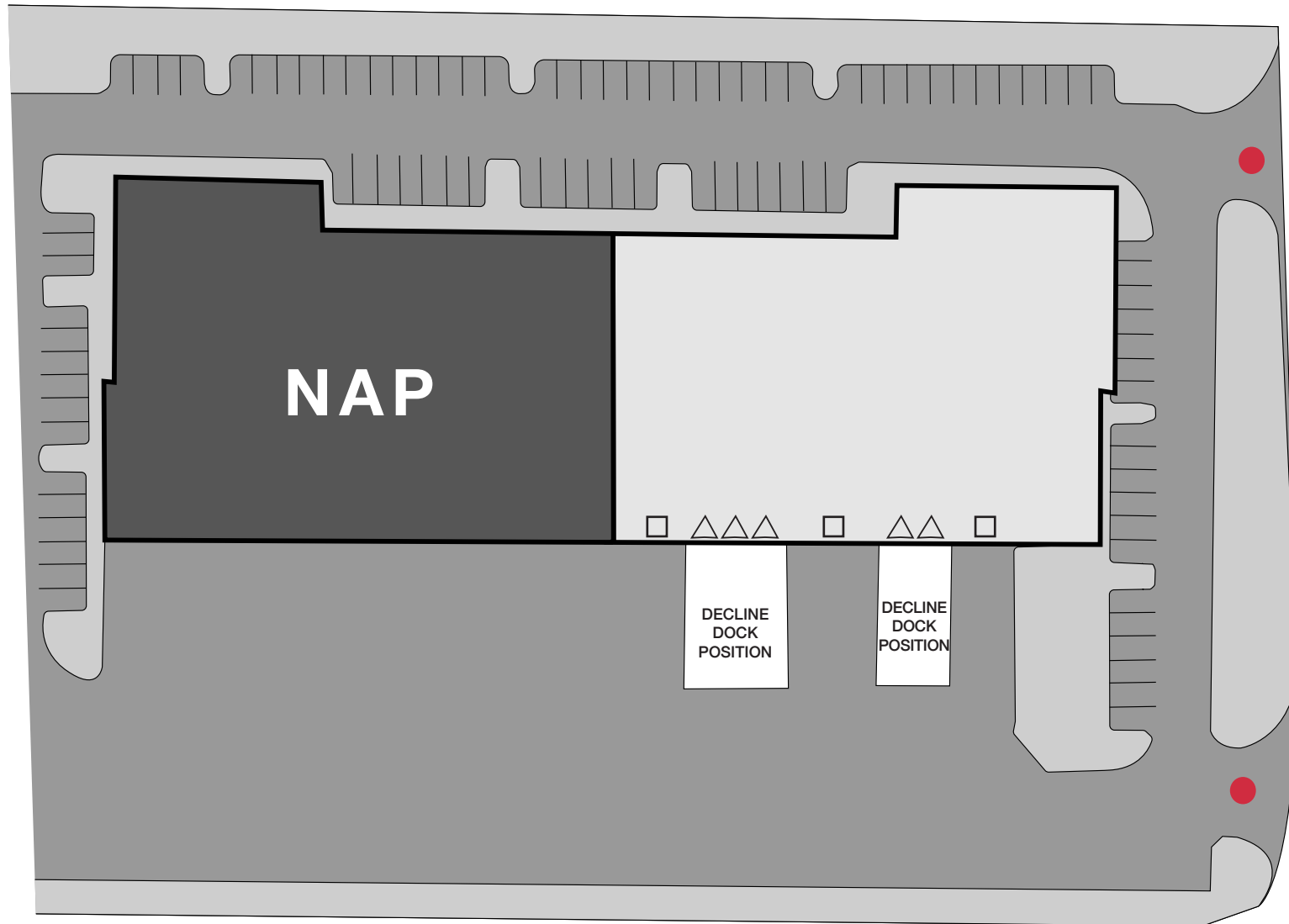


# Office Floor Plan



# Site Plan

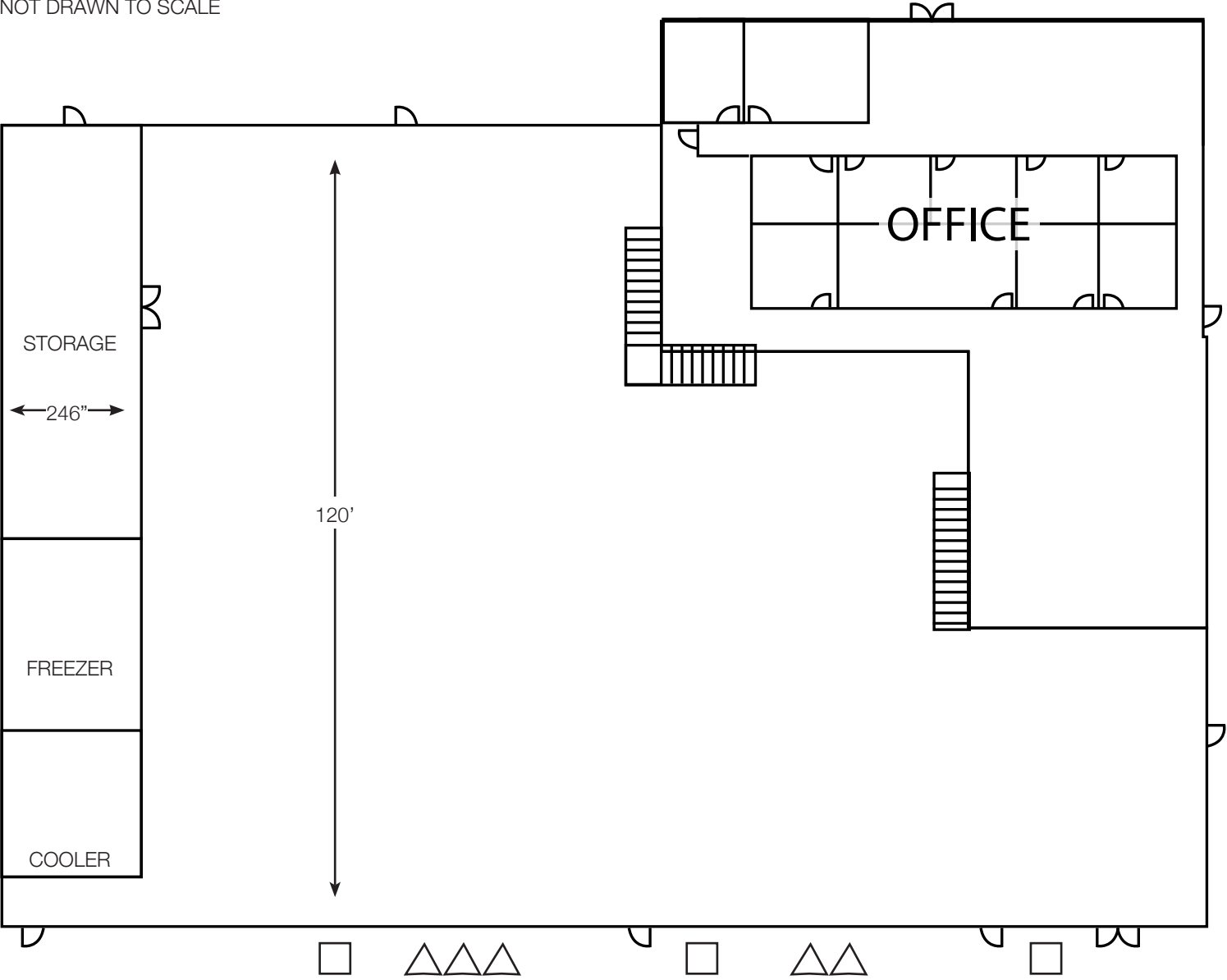
- △ - Dock High Loading
- - Grade Level Loading
- - Ingress/Egress



# Warehouse Floor Plan

- △ - Dock High Loading
- - Grade Level Loading

NOT DRAWN TO SCALE



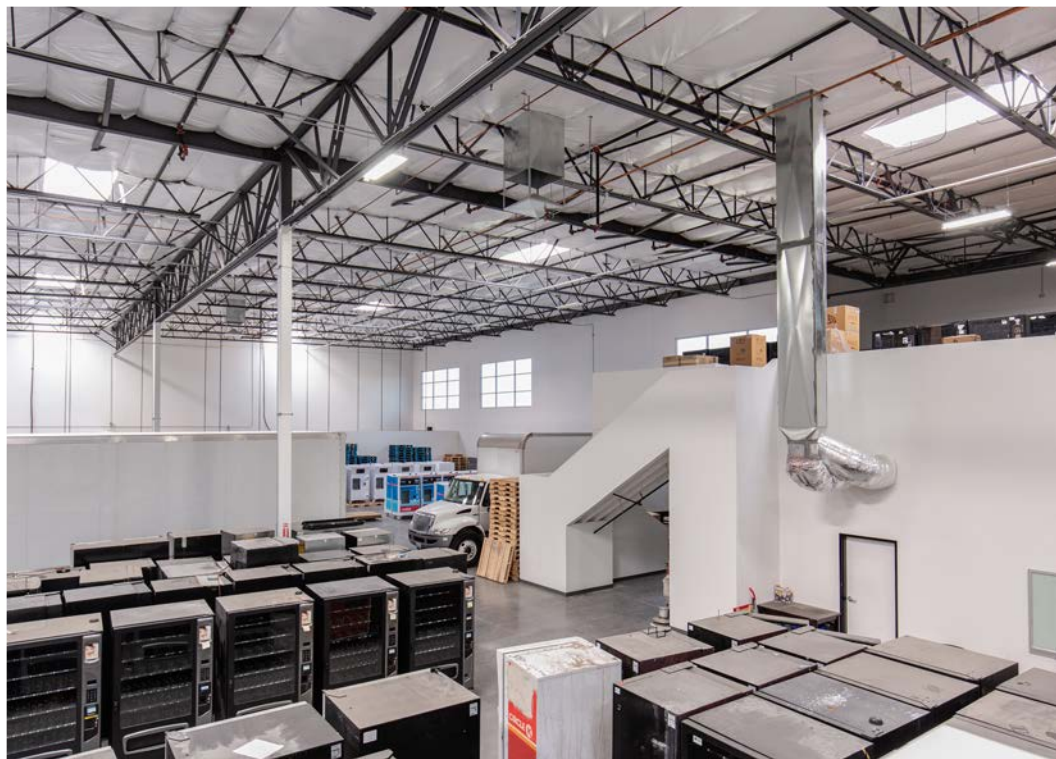


















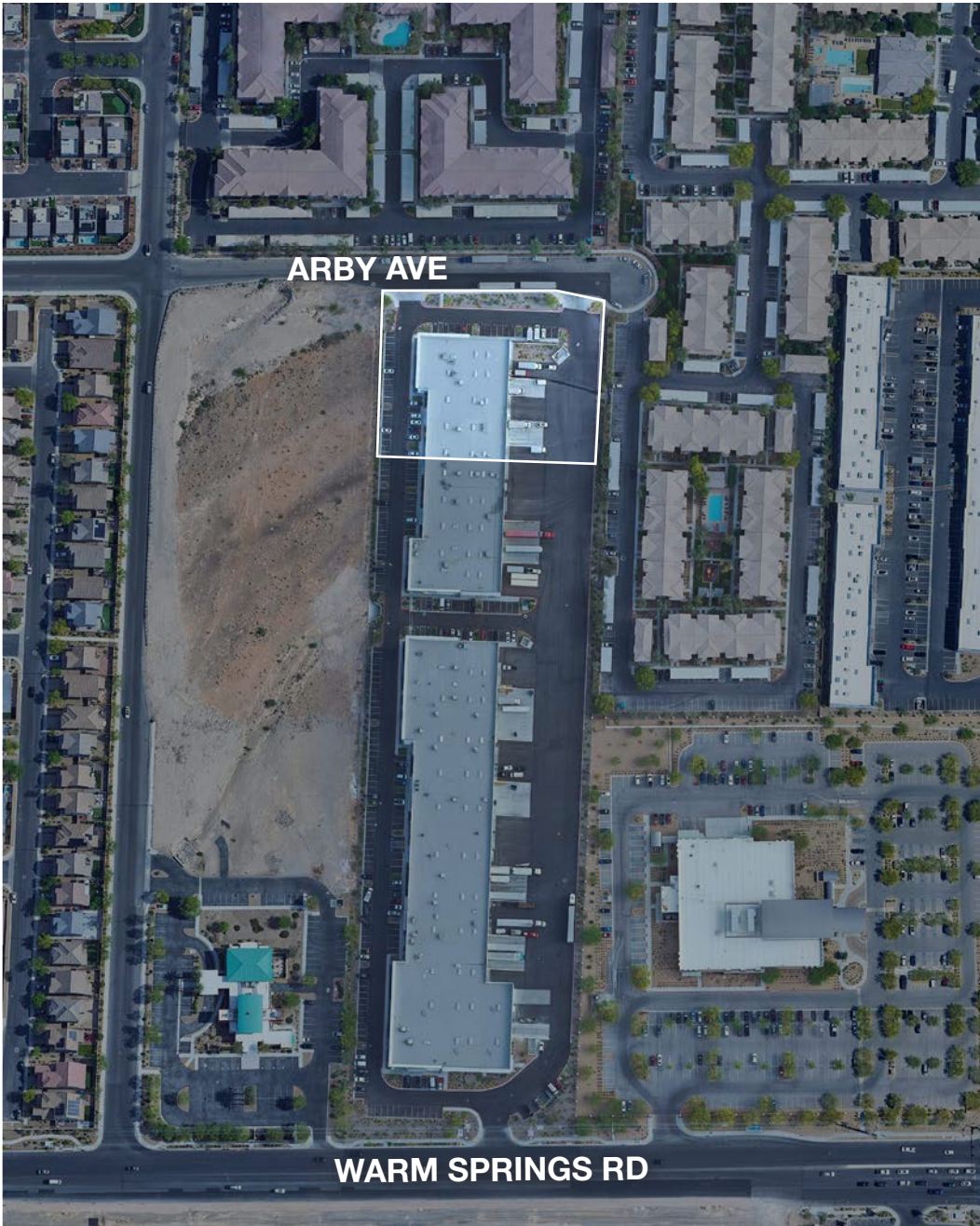
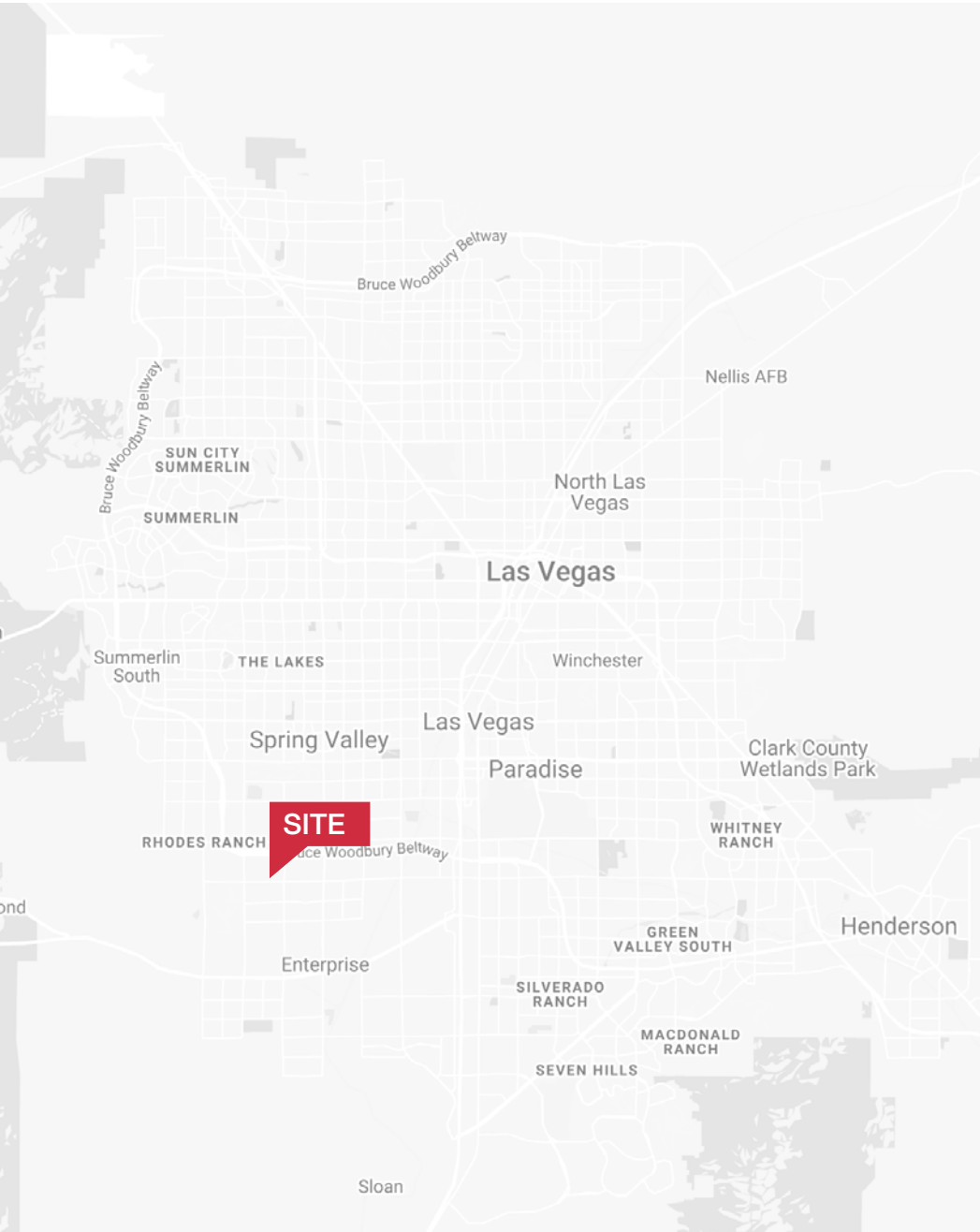
# Area Map

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





# Area Map







## Distance to Major Cities

Salt Lake City, Utah	420 miles
Reno, Nevada	438 miles
Los Angeles, California	270 miles
San Diego, California	332 miles
Denver, Colorado	748 miles
Phoenix, Arizona	305 miles

## Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel is known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

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