

SANDY OWNER-USER FLEX

FOR SALE OR LEASE



PROPERTY DETAILS

8665 S. Harrison St., Sandy, UT 84070

Sale Price: \$1,400,000

Lease Rate: \$7,000/Month NNN

- 5,010 total square feet
 - » 2,273 SF main office (9-10' clear)
 - » 2,727 SF warehouse (up to 14' clear)
- 0.5-acre lot
- Private, fenced Lot
- 10 parking stalls
- Many recent improvements such as new pavement and new HVAC throughout
- Loading: two (2) ground level doors (11'x11")
- Industrial sink, bathroom with shower, temp control in detached building
- Potential partial yard lease option (yard could be leased on its own)
- Zoning: CI (Clean Industrial Zone)



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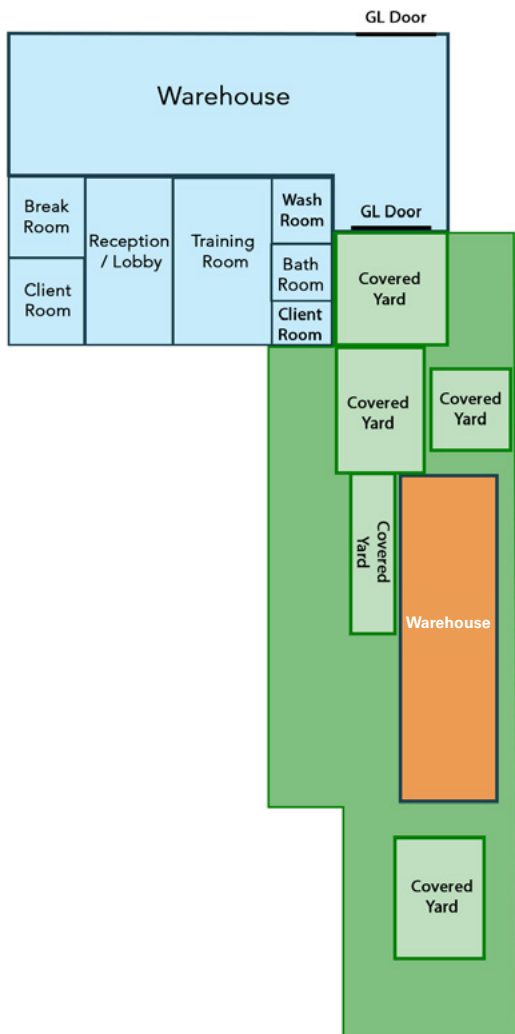
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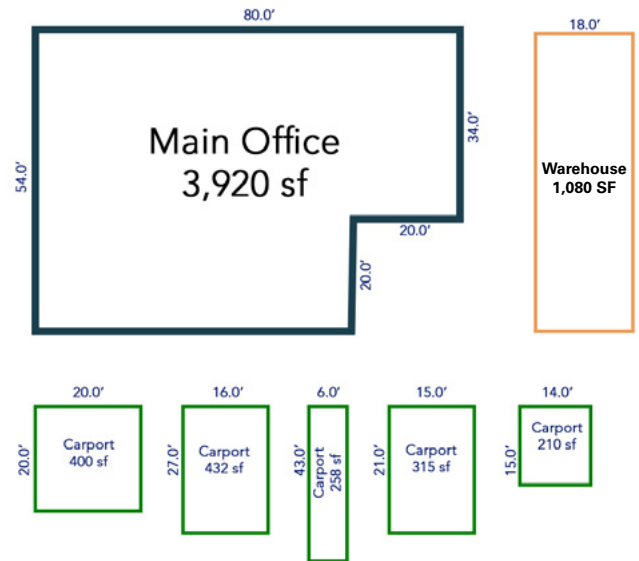
SITE PLAN

- Secured Yard
- Main Office Building
- Warehouse

FLOORPLAN



MEASUREMENTS





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