GRANITE EQUITY PLAZA 2





PROPERTY DETAILS

347 WEST GORDON AVENUE, LAYTON, UT 84041

FOR SALE

- \$1,350,000 (\$162.65/SF)
- Total: 8,910 SF
- Upper level: 4,455 SF
- Lower level: 4,455 SF
- Ideally positioned for owner/user
- Below replacement cost

FOR LEASE

- \$19.95/SF FS
- 1,452 4,354 SF available
- Common conference room and break room available at no additional cost
- Tenant pays in-suite janitorial
- In the center of Layton's commercial area close to restaurants and Layton Hills Mall
- 9,300 average daily traffic on Gordon Avenue
- Excellent access to I-15, Highway 89, Highway 193
- Basement storage space available at no additional cost



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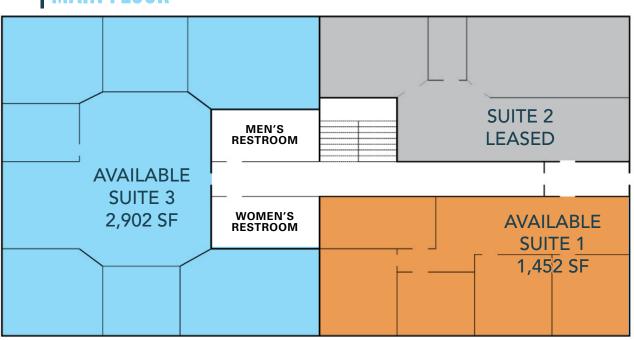
1755 East 1450 South Clearfield, UT 84015 Office 801.578.5580

BUILDING PLANS

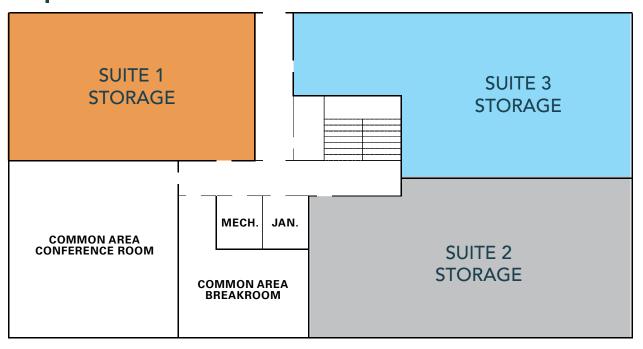
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BASEMENT



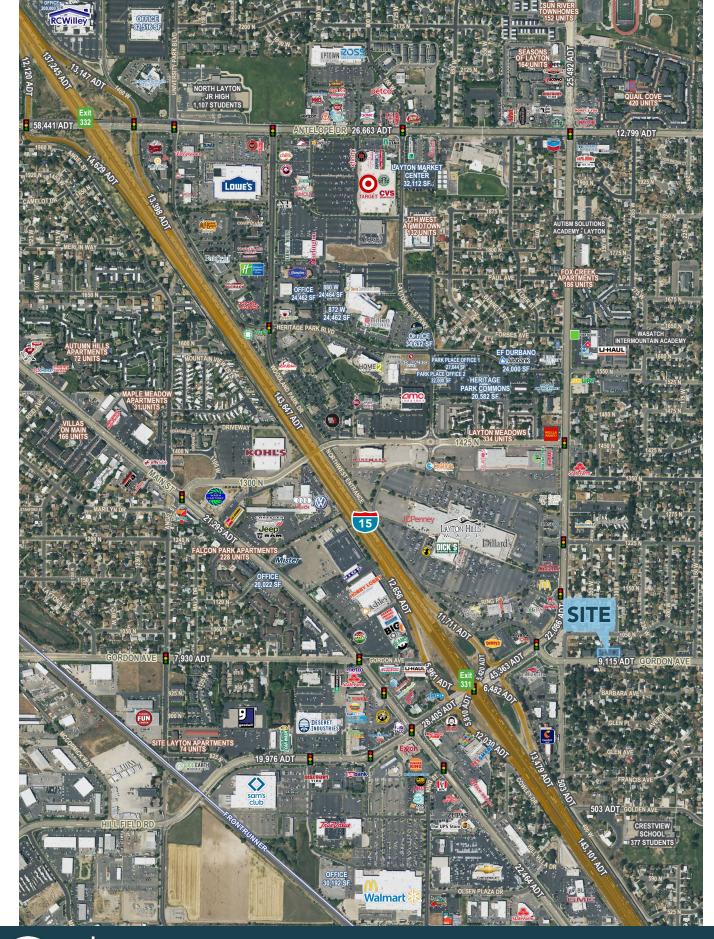


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is statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.