

# Available for Sale or Lease

4653 West Skyhawk, West Jordan, UT



## Building Size:

- ◆ 12,000 Total SF
- ◆ 3500 SF office
- ◆ 8500 SF warehouse

- |                |  |
|----------------|--|
| Zoning:        | ◆ Light Industrial                                       |
| Ceiling Height | ◆ 22 feet clear / NO fire sprinkling                     |
| Land Size      | ◆ 1.03 Acres (ID# 21-19-303-001)                         |
| Doors          | ◆ 3 ground level: 2 = 10 x10 & 1 = 12x16                 |
| Heavy Power    | ◆ 3 ph / 480 v / 400 amps                                |
| Lease Rate     | ◆ \$14,000 mth (\$1.17 SF NNN / CAM is 23¢ SF mth)       |
| Sale Price     | ◆ \$3,600,000  |
| Comments:      | ◆ Insulated concrete panel construction                  |
|                | ◆ Fenced parking / storage                               |
|                | ◆ Open reception / showroom areas with 2nd floor balcony |
|                | ◆ Agent is related to the Owner                          |



**Spencer Knight (801) 580-4947**

[knight.spencer@gmail.com](mailto:knight.spencer@gmail.com)

OFFICE: (801) 363-4949

FAX: (801) 363-7349

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