

MAJOR PRICE REDUCTION!**PROPERTY HIGHLIGHTS**

- 19,548 SF Total Flex Building
- Opportunity for Owner User or Investment
- Multi-Tenant Property
- 12,026 SF Available for Lease
- Divisible to:
- Space 1: 4,173 SF
- Space 2: 7,853 SF
- Site Size: 2.26 Acres
- Newly Remodeled
- (2) 8' x 8' Ground Level Doors
- Clear Height: 10' - 15'
- 3 Phase Power
- Zoned for Office & Light Industrial
- Abundant Parking Available: 6.91/1,000 SF
- Fire Sprinkled
- S.R. 201 Freeway Visibility
- Easy Access to S.R. 201, I-15 & I-215

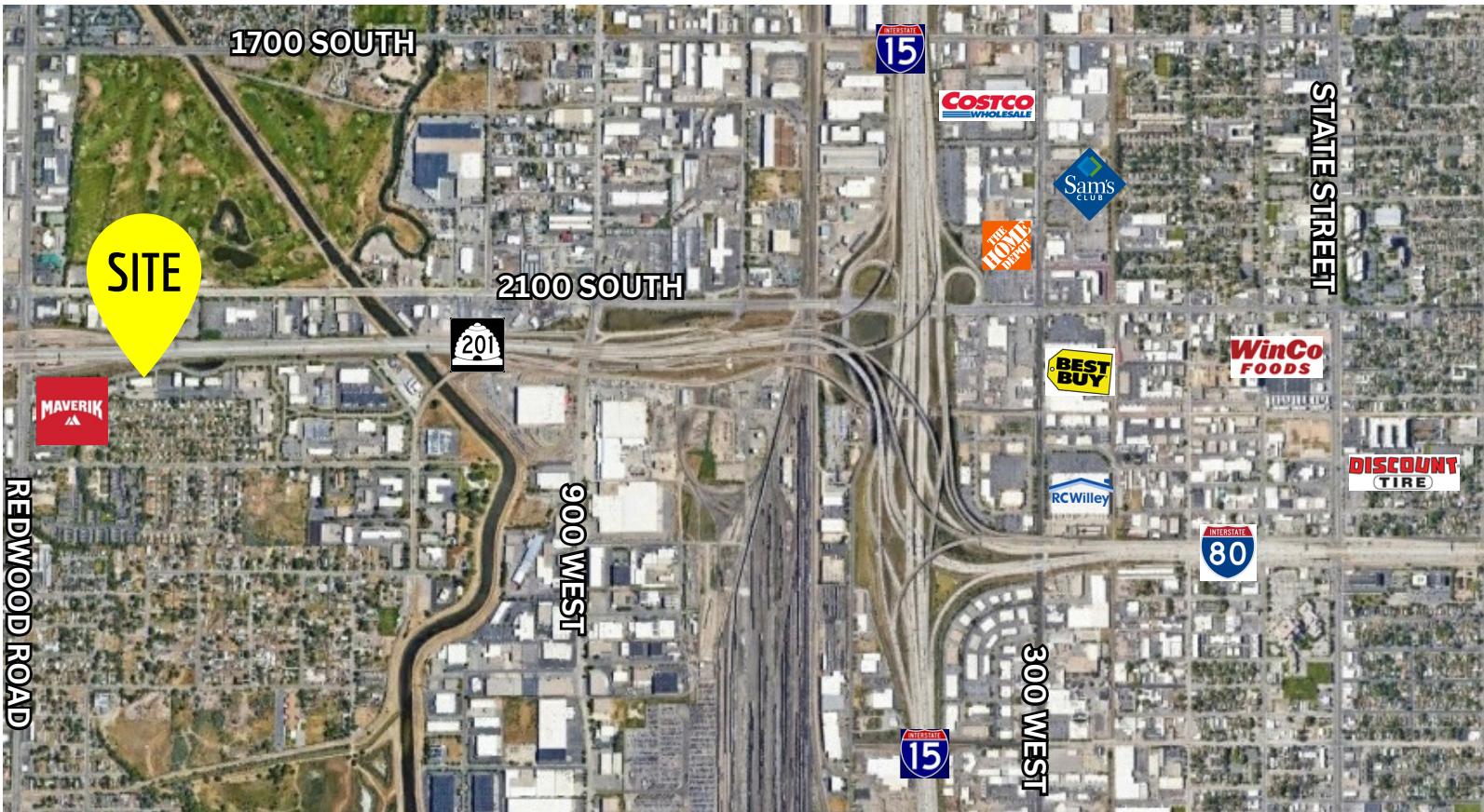
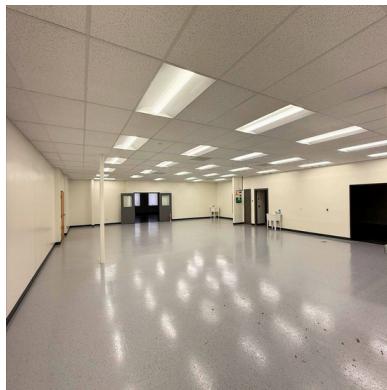
**PURCHASE PRICE REDUCED
FROM ~~\$5,200,000~~ TO \$4,500,000.00**

**LEASE RATE REDUCED
FROM ~~\$12/SF~~ TO \$10.00/SF NNN**

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WEST VALLEY FLEX FOR SALE OR LEASE

1515 WEST 2200 SOUTH, WEST VALLEY CITY, UTAH 84119



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The information while not guaranteed, was obtained from sources we believe to be reliable.

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