

**FOR SALE \$975,000
OR
FOR LEASE \$1.25PSF**

Quick Dispense

WEST JORDAN FLEX CONDO

Total SF
3,824 SF

6718 S Airport Rd
West Jordan, UT 84084

Property Highlights

- Just west of South Valley Regional Airport and Jordan Landing
- Great Office/Warehouse space
- 2 Levels
- Vacant, perfect for owner/user
- Warehouse clear height: ~18'
- Zoning: M1 Industrial
- Ample parking
- Recently Renovated
 - New Paint
 - New Flooring
 - New Lighting

Unit #6718

- Purchase Price: \$975,000 or \$1.25PSF NNN
- NNN Fees: \$0.25PSF
- Total SF: 3,824
 - Office/Open SF: 1,872
 - Shop/Warehouse SF: 1,952
- Layout supports two tenants if desired
 - Perfect for Investor or owner user that wants to lease part of unit to a tenant
- Owner willing to sign 5 year lease for part of unit or for entire unit at closing for new owner
- (2) Bathrooms - One on each level
- Shop Sink
- Large storage room
- (1) 12'X12' GL Door
- Power: 208V/3 Phase/250 AMP

For Information, Please Contact

Scott Babcock, CCIM

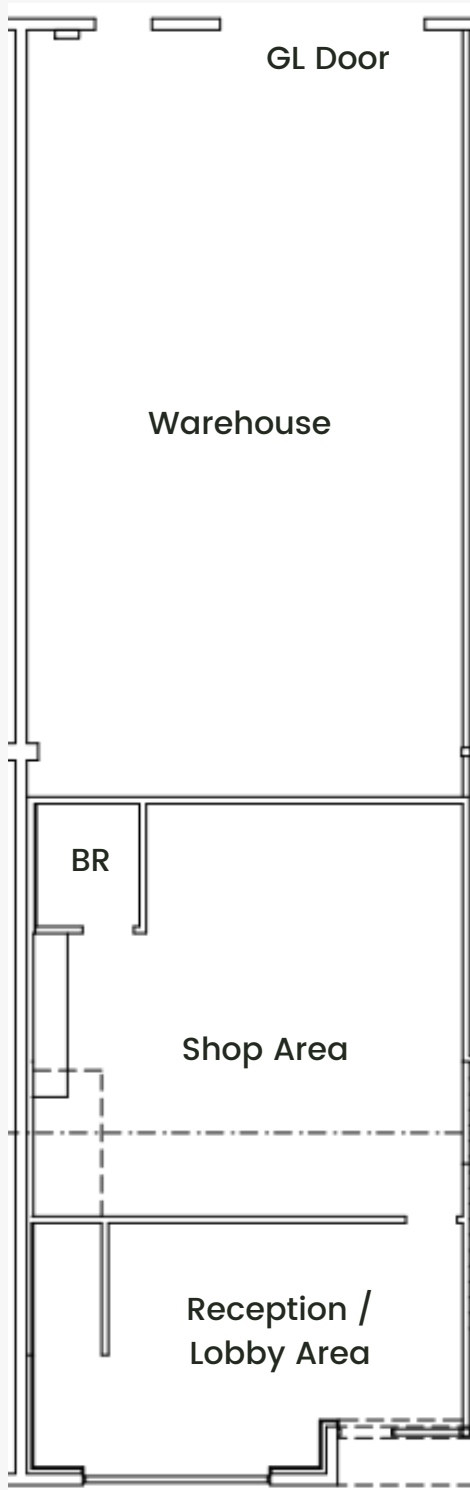
Commercial | Industrial | Investments

Scott@MillbrookCRE.com

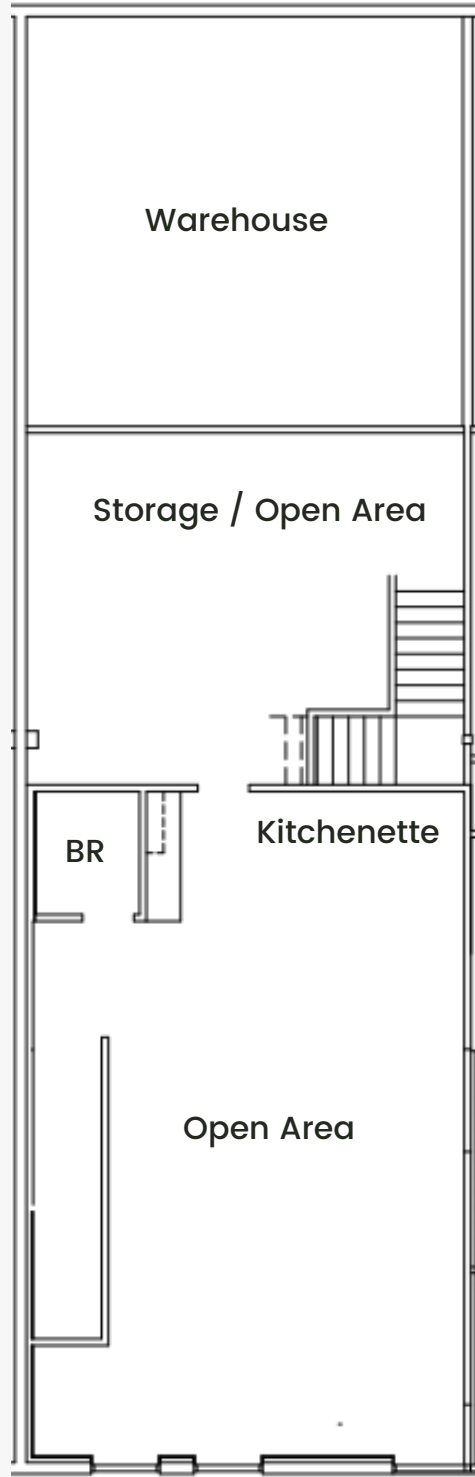
Direct: 801-231-0708

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Unit #6718 LAYOUT



1st Floor Layout



2nd Floor Layout

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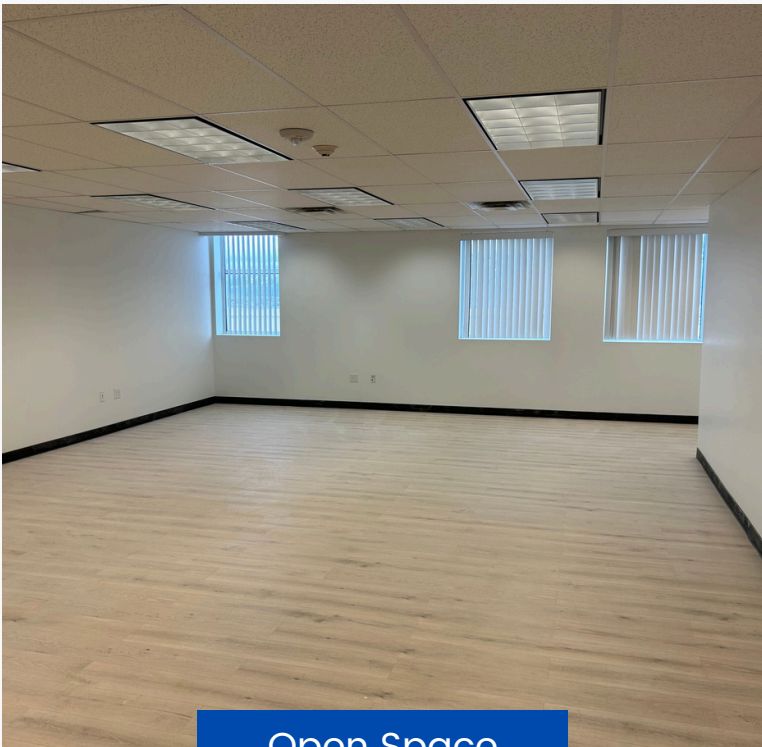
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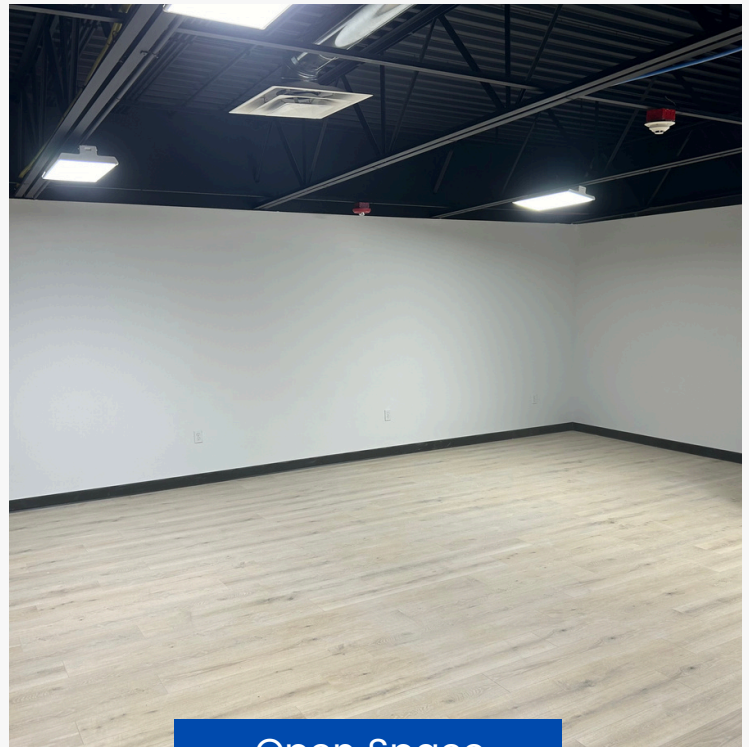
Lobby Area



Bathroom



Open Space



Open Space

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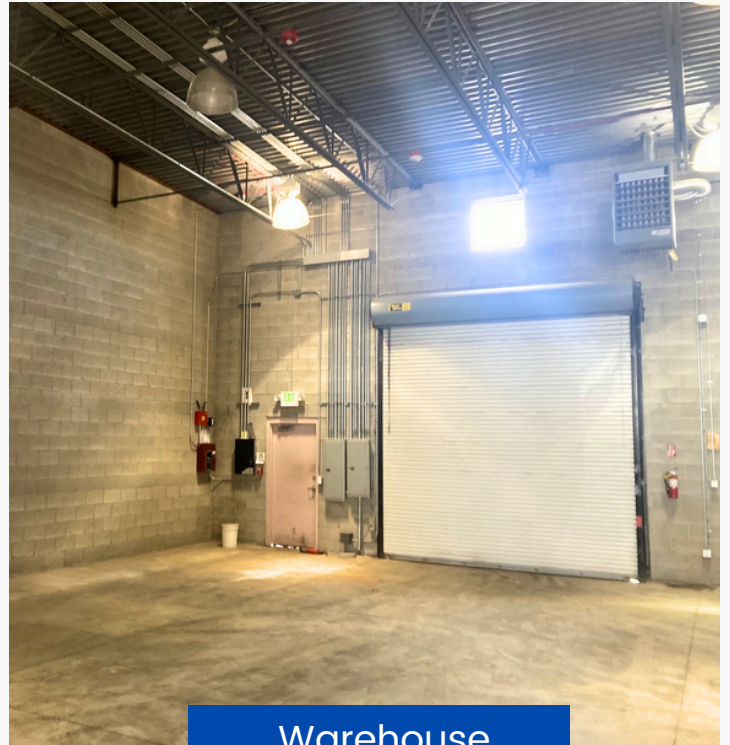
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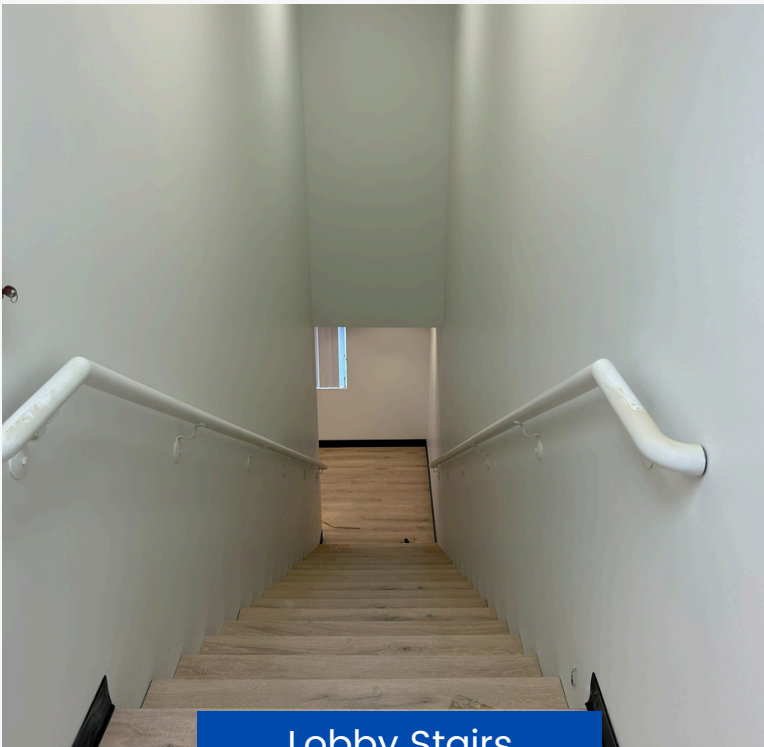
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Storage/Open Area



Warehouse



Lobby Stairs



12'X12' GL Door

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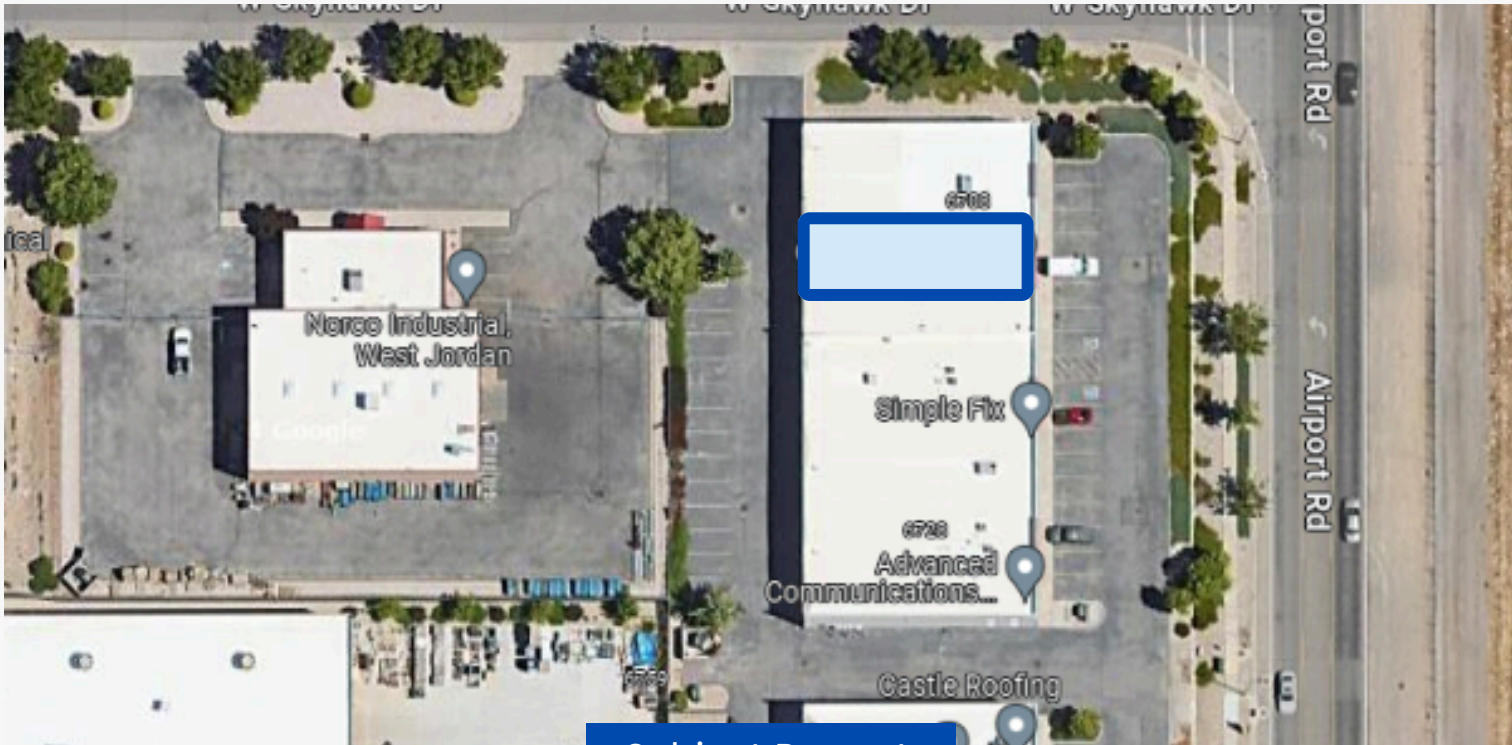
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Subject Property



Right Off Airport Rd

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