

FOR LEASE



TRICO III OFFICE WAREHOUSE

1785 South Bluff Ridge Drive, Unit #102 · Syracuse, UT 84075

■ PROPERTY SUMMARY

Trico III is a 2025-built office/warehouse suite on Bluff Ridge Drive in Syracuse, offering 3,244 SF of clear-span space with two 12-foot grade-level bay doors. The interior is set up simply and efficiently: one enclosed office off the entry at 12'5" x 15'1", a private restroom, and the balance left open for shop, assembly, or storage. Power is 100 amps at the panel. Zoned Industrial Development with six dedicated stalls, the suite fits contractors, trades, service companies, and light-industrial users who need a clean, new building with real drive-in access rather than a dock-height box.

LEASE RATE

\$1.00/SF/MO

NNN · 3,244 SF | CAM \$0.20/SF/MO

■ BUILDING SPECS

SUITE	Unit #102
SQUARE FOOTAGE	3,244 SF
LEASE RATE	\$1.00/SF/MO
LEASE TYPE	NNN
BAY DOORS	Two — 12'
POWER	100 Amps / Panel
OFFICE	12'5" x 15'1"
RESTROOM	Private
YEAR BUILT	2025
ZONING	Industrial Development
PARKING	6 Stalls
PROPERTY TYPE	Industrial / Flex

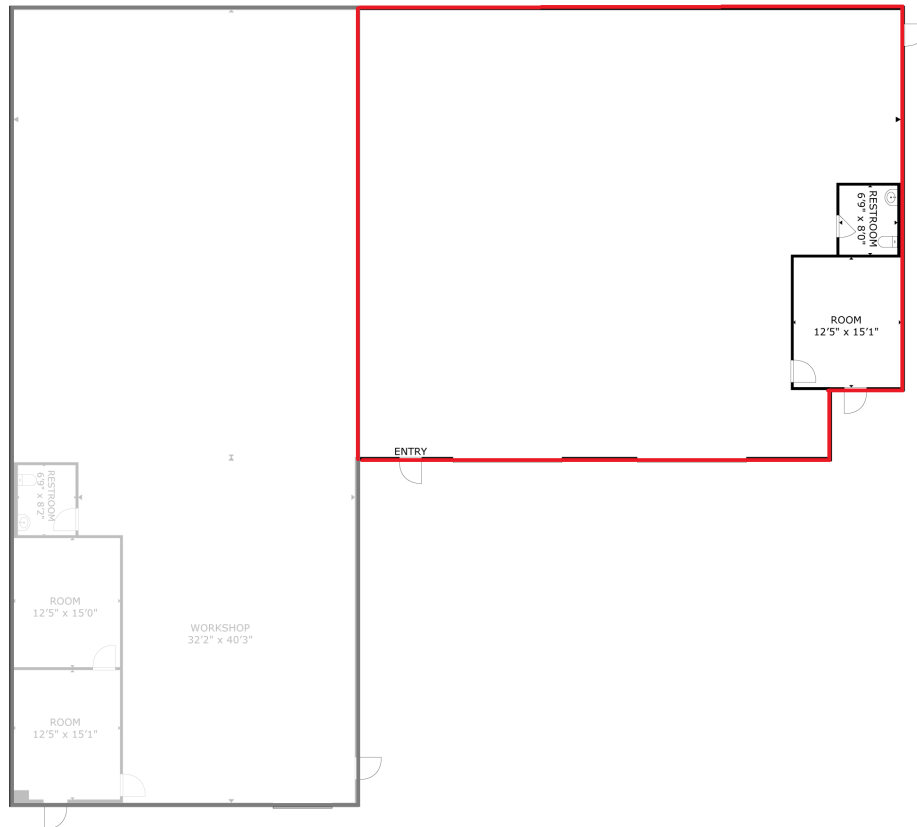


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FLOOR PLAN



Unit #102 occupies the south end of the building. The office and restroom are grouped so the remaining floor stays fully open, and two 12-foot overhead doors give straight-in vehicle and equipment access without cutting through the office. Total: 3,244 SF.



AVAILABLE SUITE

Unit #102 · 3,244 SF

■ UNIT #102 — SOUTH END ■ TWO 12' BAY DOORS ■ TOTAL — 3,244 SF

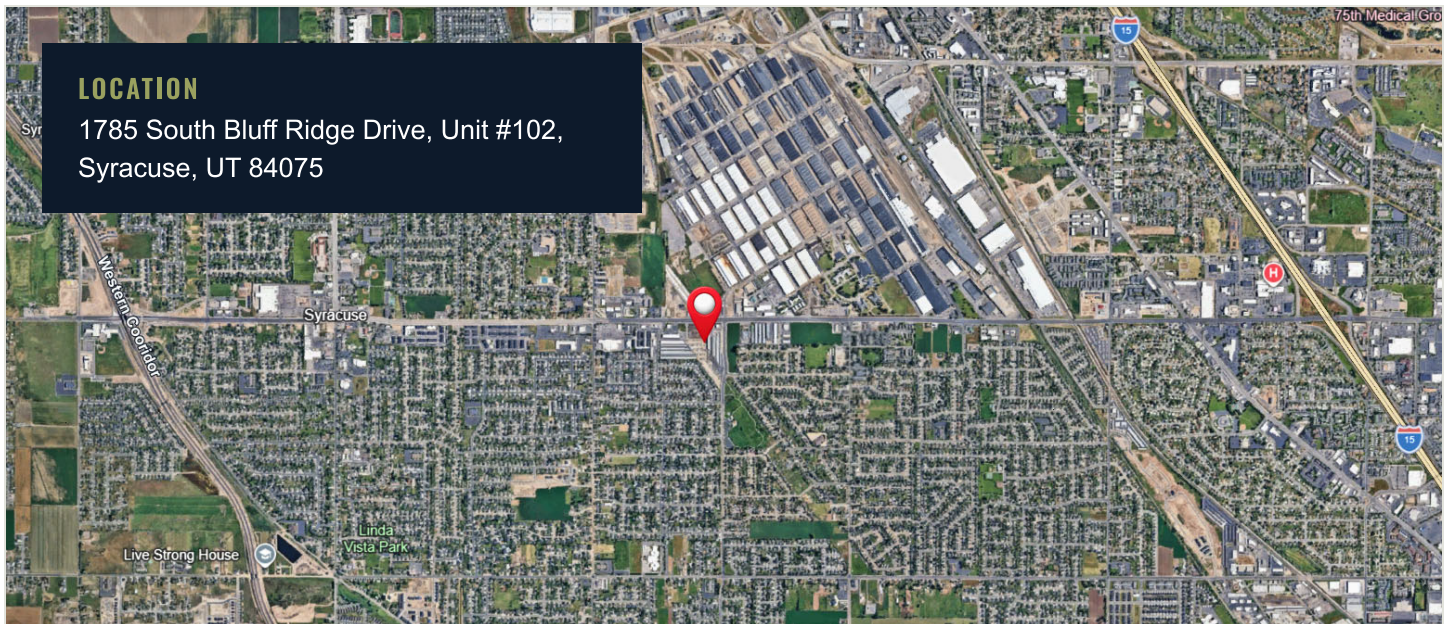


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AERIAL VIEW



Bluff Ridge Drive sits in Syracuse's industrial pocket just off the Antelope Drive corridor, with quick access west to the West Davis Corridor and east to I-15 and Highway 193 through Layton. Neighboring uses are storage, contractor yards, and light manufacturing. Hill Air Force Base and the Layton retail corridor are both a short drive, and continued rooftop growth across west Davis County keeps service-trade demand steady.



- BUILT 2025
- TWO 12' BAY DOORS
- MINUTES TO I-15 & WEST DAVIS CORRIDOR

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