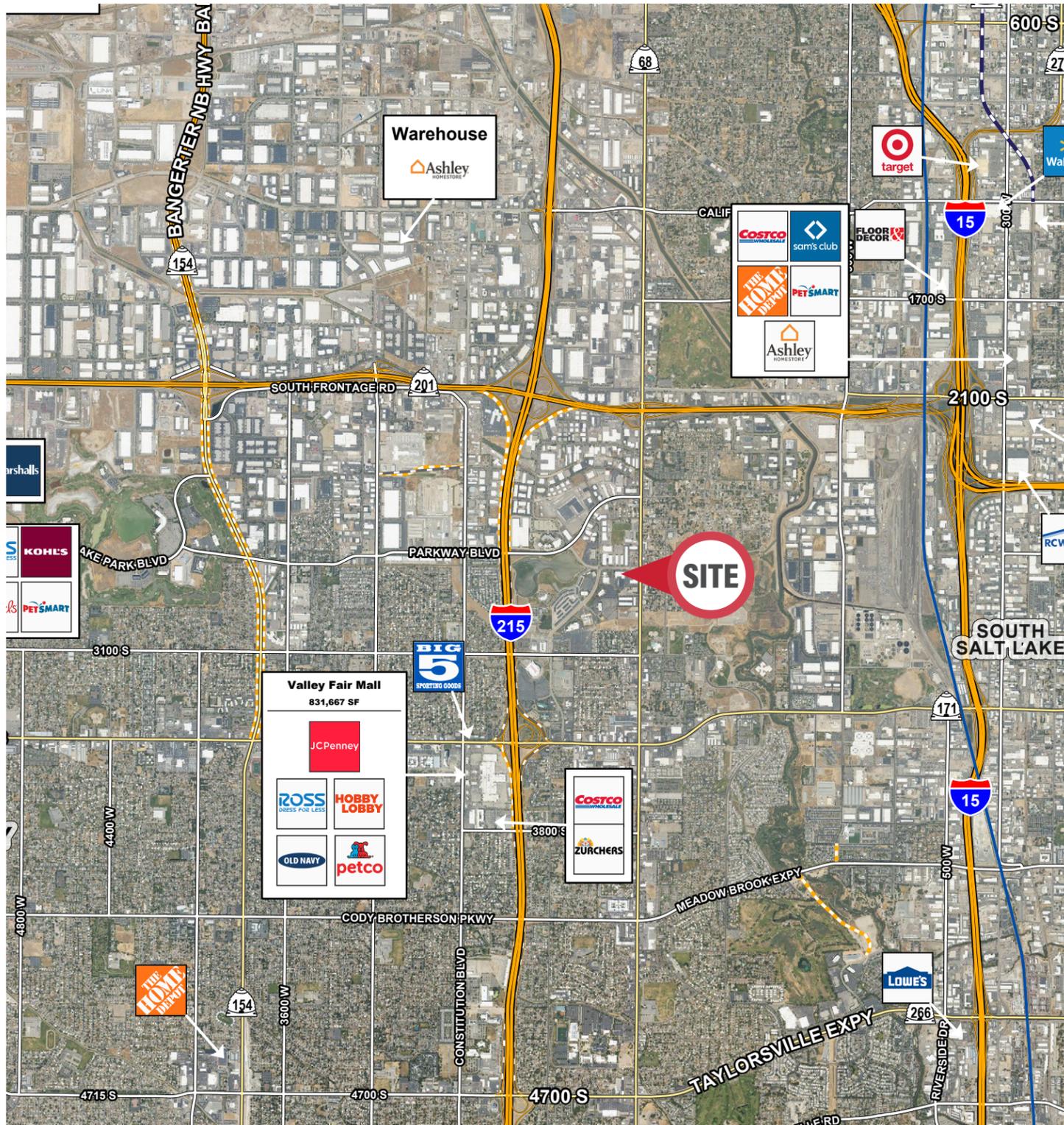


# VALLEY BUSINESS CENTER DISTRIBUTION

1825 West Research Way Suite D | West Valley City, UT 84119



## Contact

**SKYLER PETERSON, SIOR**  
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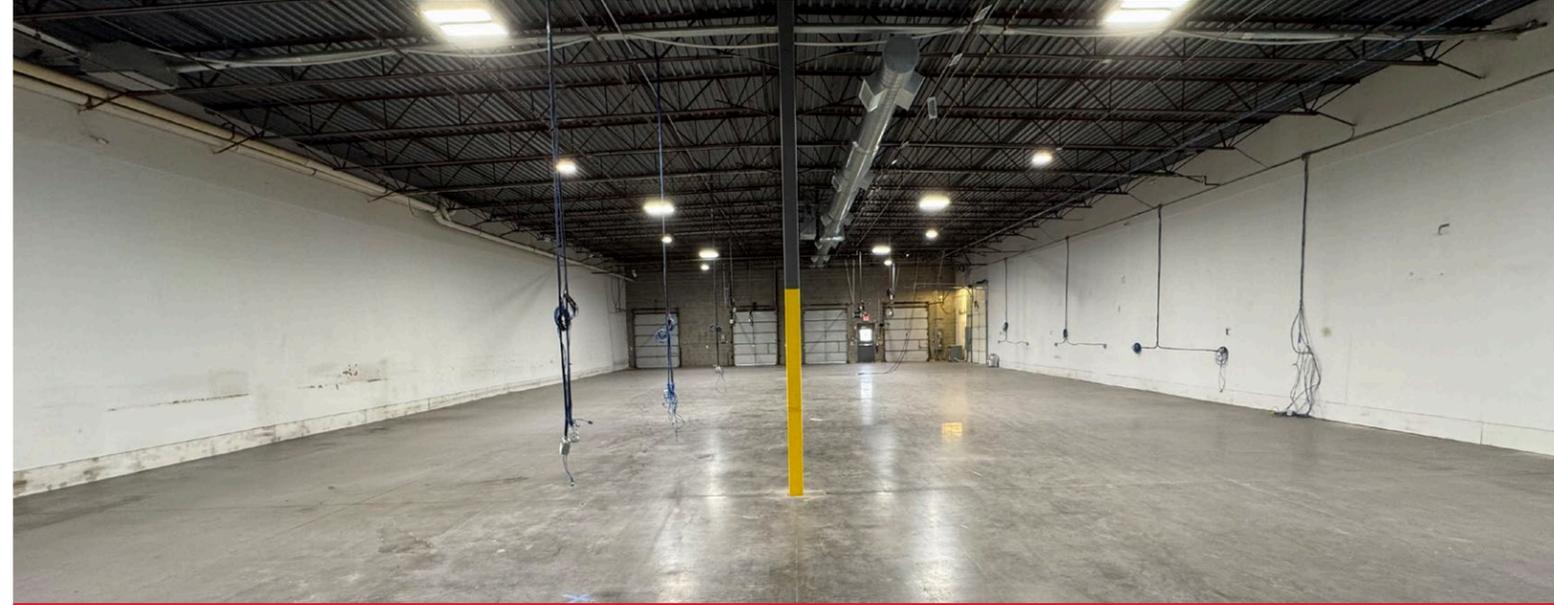
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 **TEMPERATURE CONTROLLED WAREHOUSE**
 **LOADING: FOUR (4) 8X10 DOCK HEIGHT DOORS WITH EDGE OF DOCK LEVELERS**
 **POWER: 225 AMP | 208Y/120V | 3-PHASE 4-WIRE 225 AMP | 480Y/277V | 3-PHASE 4-WIRE**
 **PROXIMITY TO UTA TRAX STATION**

## FOR LEASE

\$0.95 PSF Monthly NNN

## Property Highlights

- Suite D: 10,484 SF
- Office: 462 SF
- Warehouse: 10,022 SF
- Loading:
  - Four (4) 8'x10' Dock Height Doors With Edge of Dock Levelers
- Temperature Controlled Warehouse (Heating & Cooling)
- Clear Height: 17'
- Fire Sprinklered
- Power:
  - 225 Amp | 208Y/120V | 3-Phase 4-Wire
  - 225 Amp | 480Y/277V | 3-Phase 4-Wire
- Power Drops Throughout
- Zoning: M
- Ample Parking
- Proximity to UTA Trax Station
- Easy Access To Redwood Road, I-215 and SR-201

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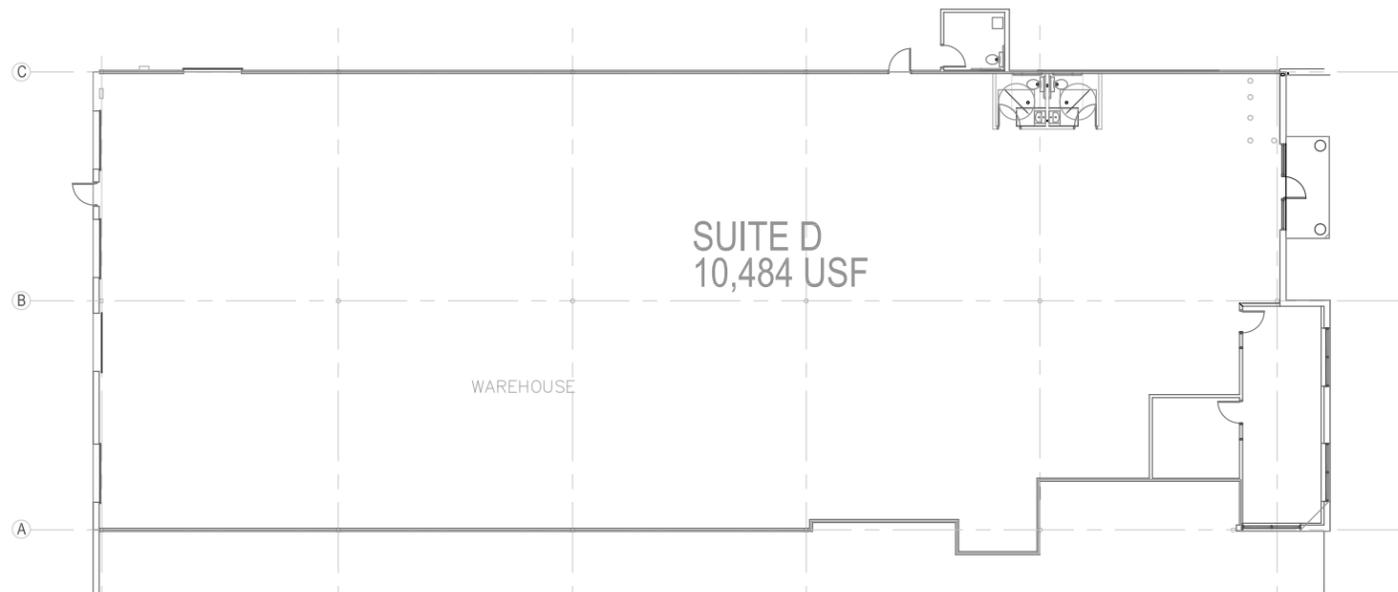
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