

496 EAST 1750 NORTH

FOR SUBLEASE



PROPERTY DETAILS

496 East 1750 North, Vineyard, Utah 84058

- Total Size: 6,710 SF
- Warehouse: 5,422 SF
- Office: 1,288 SF
- \$7,381.00 (\$1.10/SF/month)
- Estimated NNN Fees: \$0.23/SF/month
- Lease Ends: 4/30/2028
- 3 phase 480v power
- Loading dock
- Grade level door
- Office space is heated and cooled with central air.
- Warehouse space is equipped with a 200,000 BTU heater and a 10,000 CFM swamp cooler.
- There are seven parking stalls, with two designated stalls in front of the building and five stalls in back.



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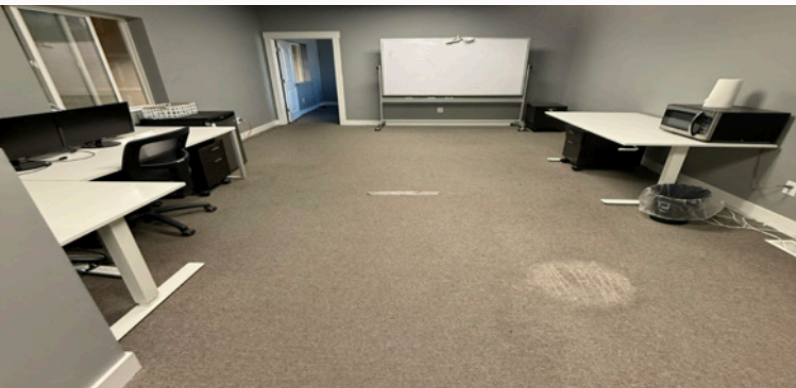
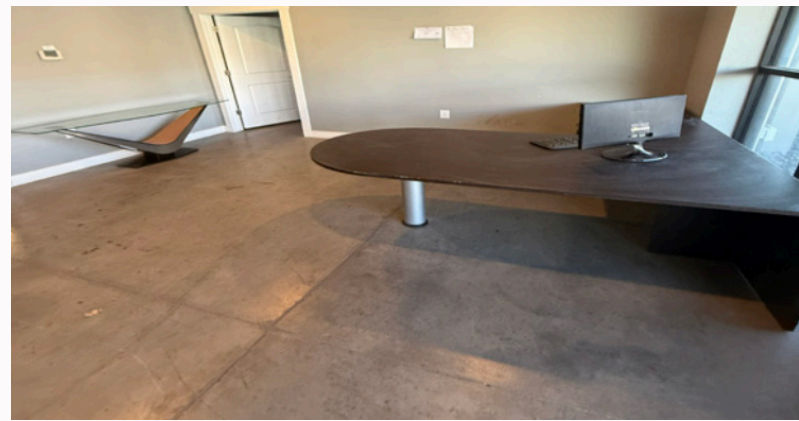
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This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office.