

# FOR LEASE

## Flex Unit - Suite C-1

2575 South 2700 West  
West Valley City | UT 84119



**AUTOMOTIVE USES ALLOWED!**



### PROPERTY HIGHLIGHTS



#### TOTAL SIZE

202 SF Office (1 private)  
393 SF Mezz. Office (2 private)  
2,983 SF Warehouse  
3,578 SF TOTAL



#### CLEAR HEIGHT

16' in warehouse



#### LOADING DOORS

(1) ground-level door (12' x 12')  
*can potentially raise to 14' tall*



#### FIRE SPRINKLERS

Yes



#### ZONING

M (Manufacturing) - allows many uses, including automotive repair



#### POWER SERVICE

200amps, 3phase (tenant to verify)



#### LOCATION

Quick access to I-215, I-15 & I-80



#### LEASE RATE

\$4,284.40 ~~4,794.40~~ - Base Rent (\$1.19 psf)  
\$ 715.60 - NNN (\$0.20 psf)  
\$5,000.00 ~~5,500.00~~ - TOTAL per month



#### AVAILABILITY DATE

June 2026



**JASON HAGBLOM**

President/Principal Broker  
NEXUS Commercial Real Estate

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Suite C  
Sandy, UT 84070

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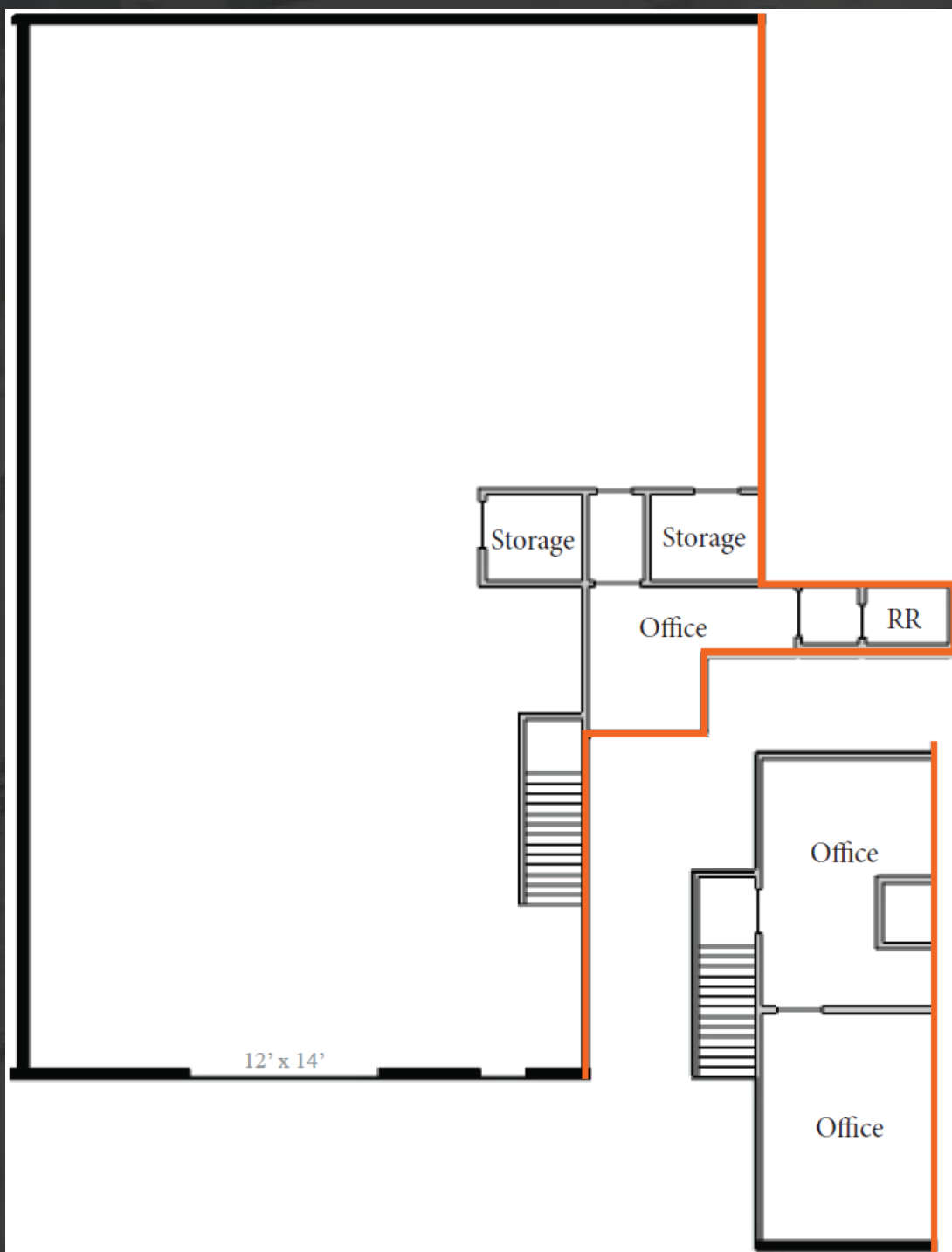
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