



11TH WEST WOODS CROSS WAREHOUSE & LAND

This Well located Woods Cross warehouse provides a flexible work space with a fenced yard, attractive new office areas, and 3 minute access to the I-15 and I -215 freeways via 500 South. The Warehouse is outfitted with fire suppression sprinklers, (3) GL doors, 3 phase power, and 12' to 14' ceiling clearance. Approximately 3.25 acres of excess land is available for tenant use or purchase. Industrial zoning allows a wide array of uses.

Property Highlights

- Total Building size: 14, 250 SF
- Warehouse Area: approximately 13,100 SF
- Remodeled (3) offices and reception area with break station: 1,150 SF
- Full Climate control in offices – gas blown heat in WH
- Fire sprinklers and insulation in warehouse
- 3 phase power: 240 V / 800 AMP
- Fenced Yard with roller gate
- 3 GL doors – (2) 12' x12' (1) 14' x 18'
- 14' ceiling clearance
- Zoning: Industrial
- approximately 3.25 acres of excess land
- Lease rate: \$0.52 psf. /NNN (triple net costs \$0.08 PSF)
- Sale Price: \$2 million

Camron Carpenter
Director
+1 801 303 5457
ccarpenter@comre.com

170 South Main Street Suite 1600
Salt Lake City, UT 84101
Main +1 801 322 2000
Fax +1 801 322 2040
comre.com

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Director
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Fax +1 801 322 2040
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