CUSHMAN & WAKEFIELD Commerce

FOR SALE OR LEASE

Former Ramp Building

6407 North Business Park Loop Road / Park City, UT



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Tim Anker Branch Broker +1 435 575 5630 tanker@comre.com **Brieona Pappas** Associate +1 435 575 5631 bpappas@comre.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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1794 Olympic Parkway, Suite 130

Park City, Utah 84098 Main +1 435 575 5600 Fax +1 435 575 5640 comre.com

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Property Highlights

totaling 17,061 SF

• Size: 2.53 Acres

- Building 1 - 10,343 SF

Silver Creek Business Park

- Building 2 - 6,718 SF (occupied)

Ground level doors in both buildings

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• Nearby Tenant's Include: Home Depot, Triumph Aerospace, Diamond Rental

• Zoning: Community Commercial (CC)

• Lease Rate: \$12.00 SF, NNN

• Sale Price: \$3,950,000

• Excellent showroom and distribution space

• Adjacent to Silver Creek Village, Park Cities

largest residential/commercial development

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2.53 ACRES

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Two Large Free Standing Buildings in Park City For Sale or Lease.

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• Excellent opportunity for an Owner/User or Investor

• Property consists of 2 free standing buildings

• Located right off of exit 2 on I-40, within the



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Gallery Interiors



















Demographics

	1 Mile	3 Mile	5 Mile
Population			
2016 Estimated Population	1,771	6,609	21,304
2021 Projected Population	1,930	7,272	23,468
Households			
2016 Estimated Households	504	2,320	7,561
2021 Projected Households	546	2,550	8,324
2016 Est. Median HH Income	\$125,009	\$110,476	\$100,617
2016 Est. Average HH Income	\$150,945	\$134,800	\$131,159
2016 Est. Per Capita HH Income	\$45,009	\$47,503	\$46,948
Source: U.S. Census Bureau, Census 2010 Data, Esri forecasts for 2015 and 2020.			

Gallery Exteriors











