



**CUSHMAN &  
WAKEFIELD**  
Commerce

FOR SALE

**1991 West Parkway Blvd**  
West Valley City, UT

SALE PRICE REDUCED!



## Property Highlights

- 16,000 SF Total
  - 8,000 SF Office
  - 8,000 SF R&D Warehouse
- Two (2) 10' x 10' ground level doors
- 12' ceiling
- 41 employee parking stalls
- 400 amps, 240 Volt, 3-phase power
- 10KVA backup generator
- Built in 1990 (roof recently replaced)
- UTOPIA available to the building
- Full HVAC through the entire building
- Tax ID # 15-22-352-001
- Zoned manufacturing
- Full HVAC through the entire building
- UTOPIA available to the building
- Built in 1990 (roof recently replaced)
- 4 separate meters, could be divided into 4 units
- Convenient access to/from I-215 and Hwy 201 via Redwood Road
- Walking distance (0.4 miles) to the Redwood Junction TRAX station

**Sales Price: ~~\$1,472,000 (\$92.00 PSF)~~**

**Price Reduced: \$1,200,000 (\$75.00 PSF)**

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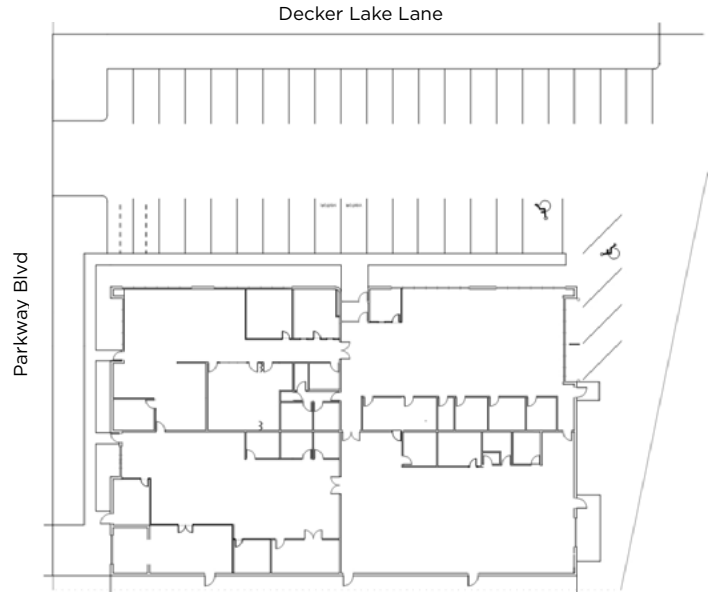


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