



**Nancy Edwards**  
Senior Director  
+1 801 303 5478  
nedwards@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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(path: G:\1 - Projects\Edwards N\1 - Flyers\BMCwest)



79,369 SF in 6 buildings on 5.4 acres.  
Yard is fully improved and fenced.  
**Sales Price \$3,300,000**

**Property Highlights**

- 340 ft Rail Spur
- Zoning- M-1
- APN # 15-068-0011

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## BMC West Facility

2380 South 1900 West / West Haven, Utah

5.4 ACRE RAIL SERVED INDUSTRIAL PROPERTY

### Buildings:

#### Sales Building- 7,275 SF

- Office/Showroom/Parts Storage
- Roof mounted heating and air-conditioning
- 2 restrooms
- Dry fire suppression system

#### Production Warehouse- 36,040 SF

- Block construction
- 4 work sections with pass through openings to all sections
- 7 ground level oversized doors; 5- 18' x 12'; 1- 18' x 11.8'; 1- 14' x 12'
- Clear height: 15'
- Gas forced air heat- some evaporative cooling
- Restroom
- Dry fire suppression system

#### Lumber warehouse - 16,900 SF

- Metal truss building
- 2- ground level doors 20' x 14'
- Clear height 15' with 22' on center

#### Storage warehouses- north end of property 7,709 SF & 6,061 SF

- Metal buildings
- 4 ground level doors 3- 20' x 12' and 1- 10' x 12'
- 1 dock high door 10' x 12'

#### Commercial Building- 5,384 SF (Woods Creation building)

- Block construction
- Dry fire suppression system
- **Seller will lease back this building and surrounding area for a 5 year term with one 5 year option to renew**

**Lumber yards will be precluded from operating on site.**

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