

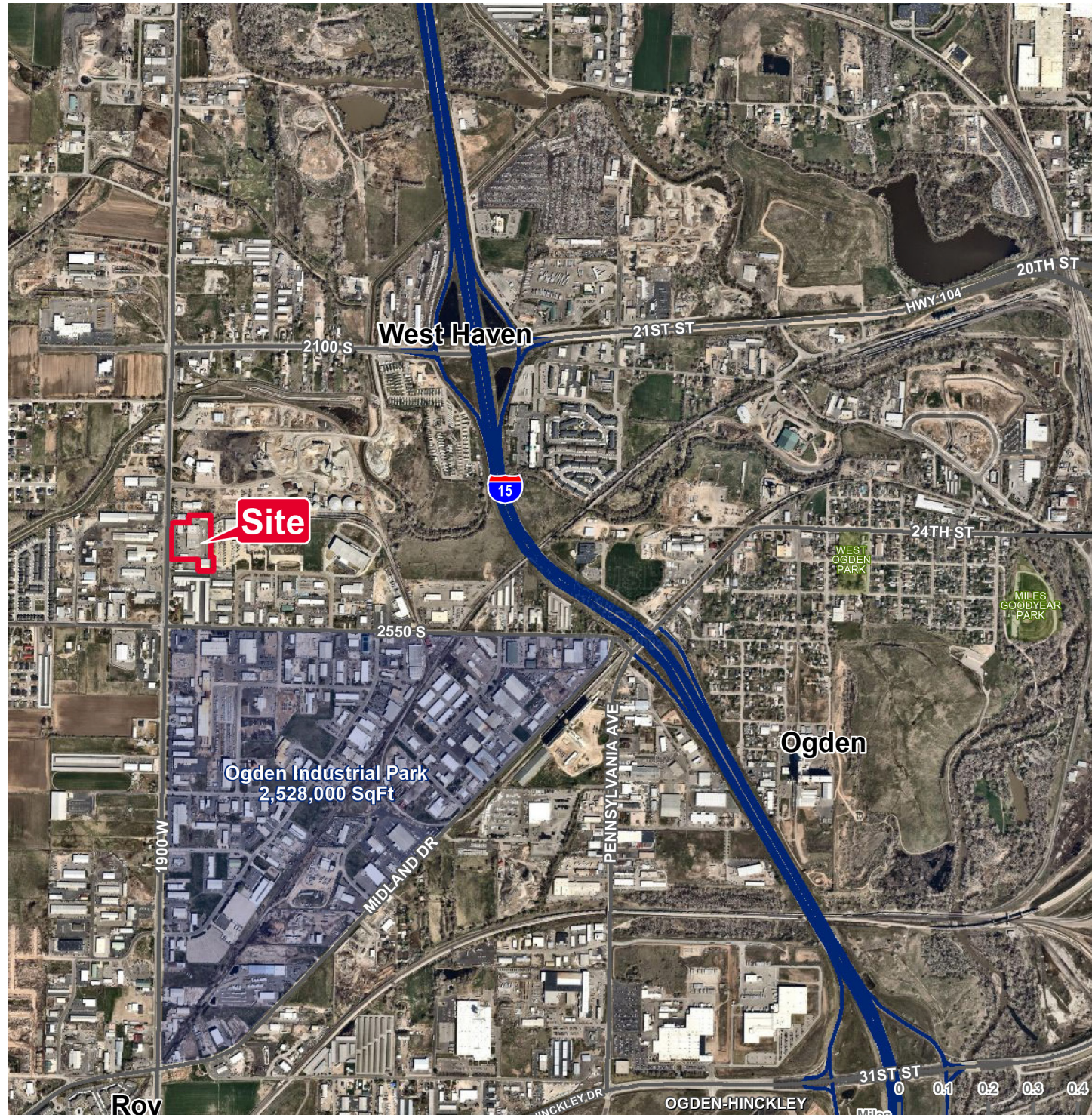


FOR SALE

BMC West Facility

2380 South 1900 West / West Haven, Utah

5.4 ACRE RAIL SERVED INDUSTRIAL PROPERTY



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2380 South 1900 West / West Haven, Utah

5.4 ACRE RAIL SERVED INDUSTRIAL PROPERTY



78,833 SF in 6 buildings on 5.4 acres.
Yard is fully improved and fenced.

~~Sales Price \$3,300,000~~

PRICE REDUCED - \$3,000,000 (\$38 PSF)

Property Highlights

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

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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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