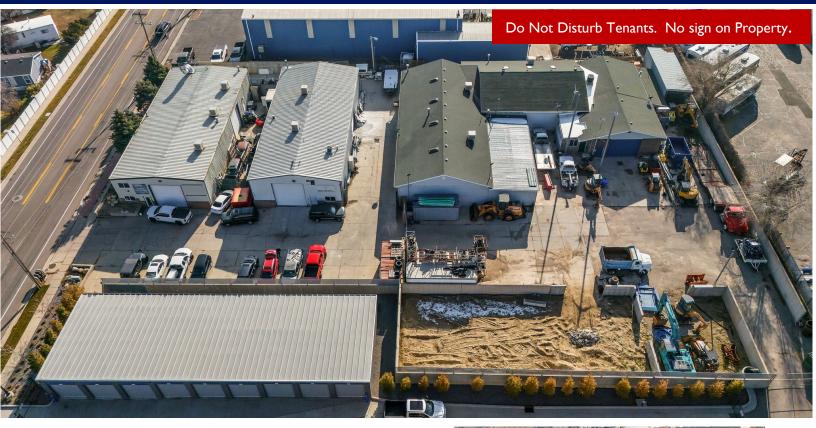
FOR SALE Industrial Multi - Tenant or Owner/User

8480 South 4000 West | West Jordan | Utah | 84088



Property Information:

- 17,538 Total Square Feet
- 1.26 Acres
- 3 Separate buildings and 2 storage units .
- Fenced Yard .
- 208 Volt, 200 Amp, 3 Phase in Units 1-4
- 12'-14' Clear Height in Warehouses
- 25' Access Easement to 8380 South
- Near Jordan Landing
- **Easy Access to Bangerter Highway**
- Ideal Investment Property for Owner User **Occupying Portion**



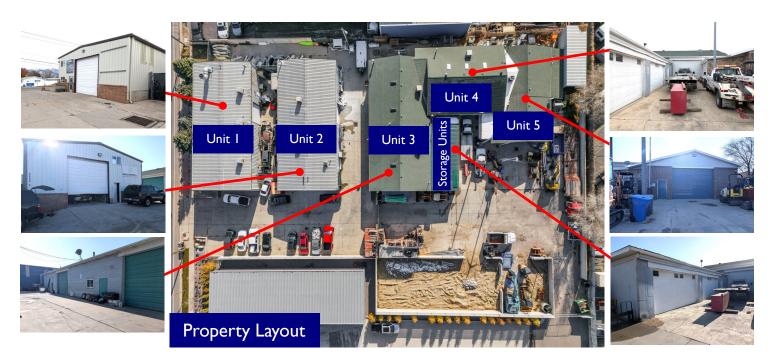
CONTACT:

Stew Knight 801.913.4990 stew@knirea.com knirea.com



Sale Price: \$3,700,000

Industrial



BUILDINGS

Total Size:	Warehouse: 14,198 SF Office: 2,260 SF Storage Units: 1,080 SF
Unit 1	3,900 SF Total

- 3,300 SF warehouse/600 SF stacked office (2) 12' x 14' GL Door
- Unit 2 4,000 SF Total 3,200 SF warehouse/800 SF stacked office (1) 12' x 14' GL Door (1) 10' x 12' GL Door
- Unit 3 3,690 SF Total 3,390 SF warehouse/300 SF office/storage (2) 12'x 12' GL Door

Units 1 to 4 : M-to-M Tenants Unit 5: Owner Occupied Storage Units: M-to-M

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Unit 4	2,280 SF Total
	2,040 SF warehouse/240 SF office
	(1) 12′x 14′ GL Door

Unit 5 2,588 SF Total 2,268 SF warehouse/320 SF office (1) 12'x 12' GL Door

Storage Units Two 540 SF Units with 14'x10' GL Doors





Industrial

8480 South 4000 West, West Jordan Utah



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This statement, with the information it contains, is given with the understanding that all negotiations relating to the sale, purchase, or lease of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Buyer or tenant to verify the square footage.