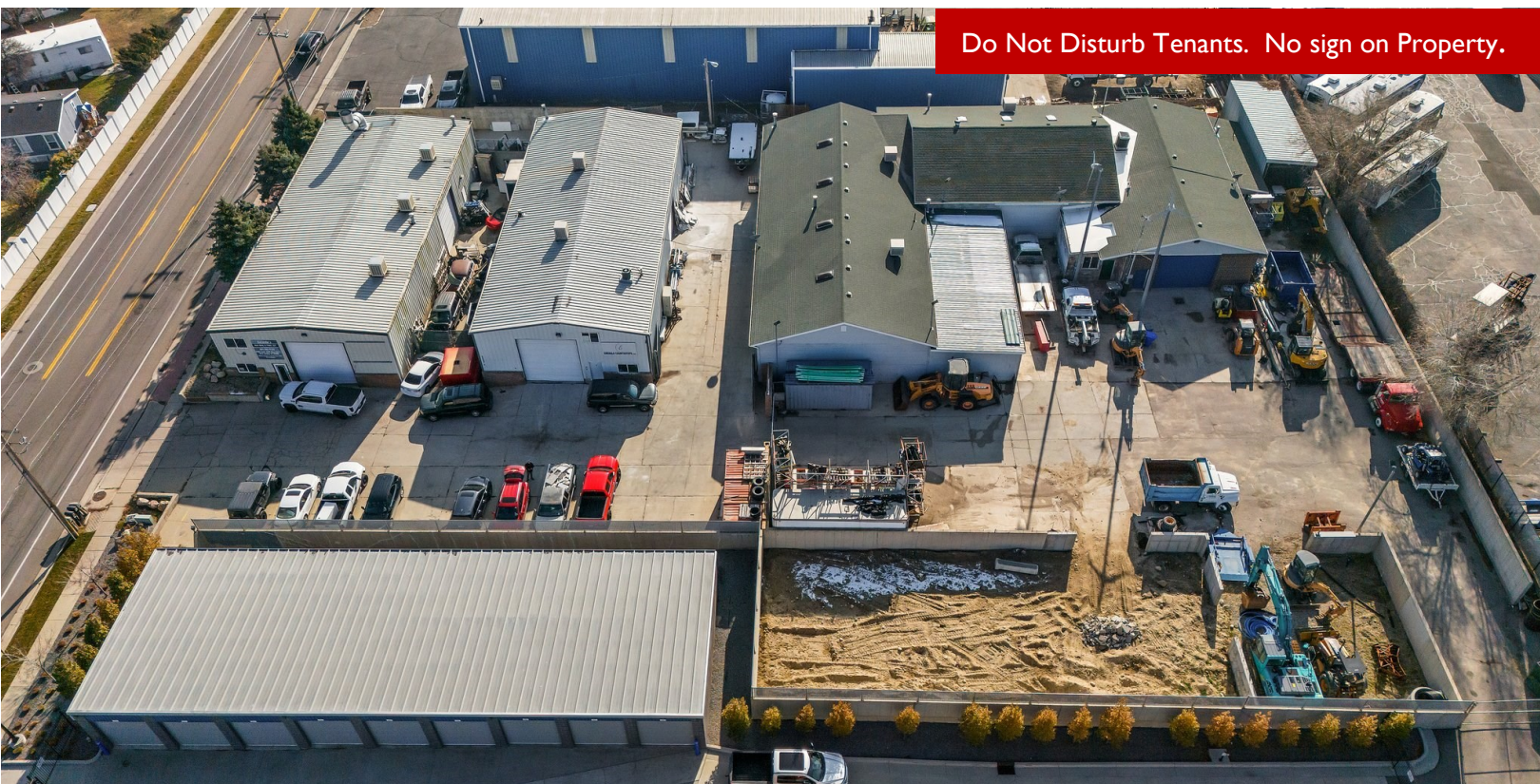


FOR SALE

Sale Price: \$3,700,000

Industrial Multi - Tenant or Owner/User

8480 South 4000 West | West Jordan | Utah | 84088



Property Information:

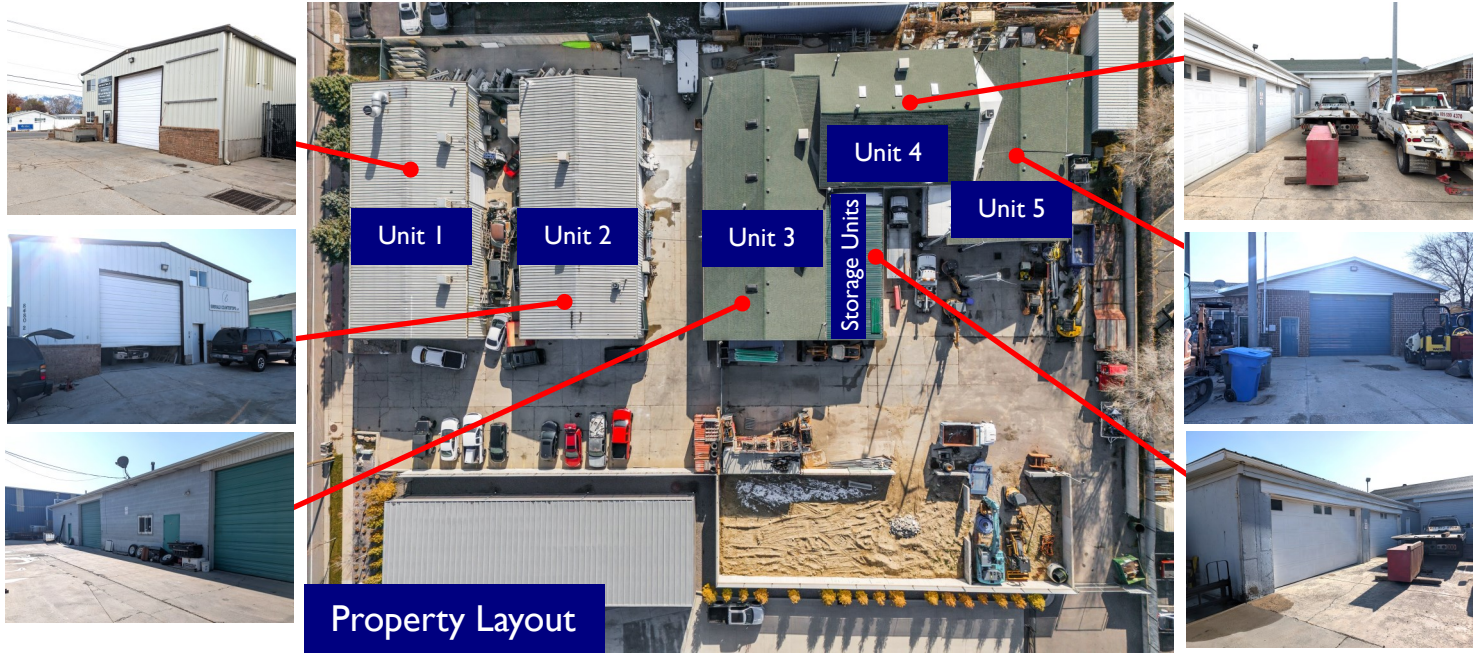
- 17,538 Total Square Feet
- 1.26 Acres
- 3 Separate buildings and 2 storage units
- Fenced Yard
- 208 Volt, 200 Amp, 3 Phase in Units 1- 4
- 12'-14' Clear Height in Warehouses
- 25' Access Easement to 8380 South
- Near Jordan Landing
- Easy Access to Bangerter Highway
- Ideal Investment Property for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



CONTACT:

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stew@knirea.com
knirea.com

KREA
Knight Real Estate Advisors



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

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' x 10' GL Doors

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



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