

# FOR LEASE

Lease Rate: \$1.25/SF/month NNN

## Warehouse/Office Flex with Yard

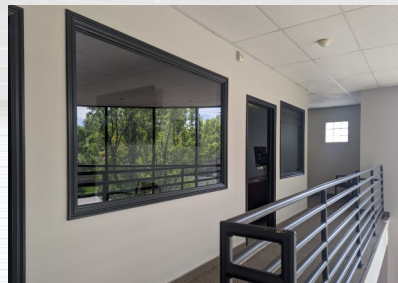
8575 South 2940 West, Unit B West Jordan Utah 84088

AVAILABLE AUGUST 1, 2024



### Property Information:

- 5,644 sq. ft. total
  - 480 sq. ft. 2nd level office
  - 1,295 sq. ft. main level showroom
  - 3,869 sq. ft. warehouse
- Spacious Atrium Entry
- Attractive Storefront Floor to Ceiling Glass
- (2) 12' x 12' GL doors with electric openers
- 16' - 17' Clear Height
- 240V 200A 3 Phase
- Skylights
- Parking Stalls: 45 total (shared)
- 2 Evaporative Coolers in Warehouse



### Additional Information:

- .25 Acres of Enclosed Yard
- Minutes from UTA TRAX - 8351 South 2700 West Station
- Near I-15 at 9000 South and Bangerter Highway

### CONTACT:

Stew Knight  
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knirea.com

**KREA**  
Knight Real Estate Advisors

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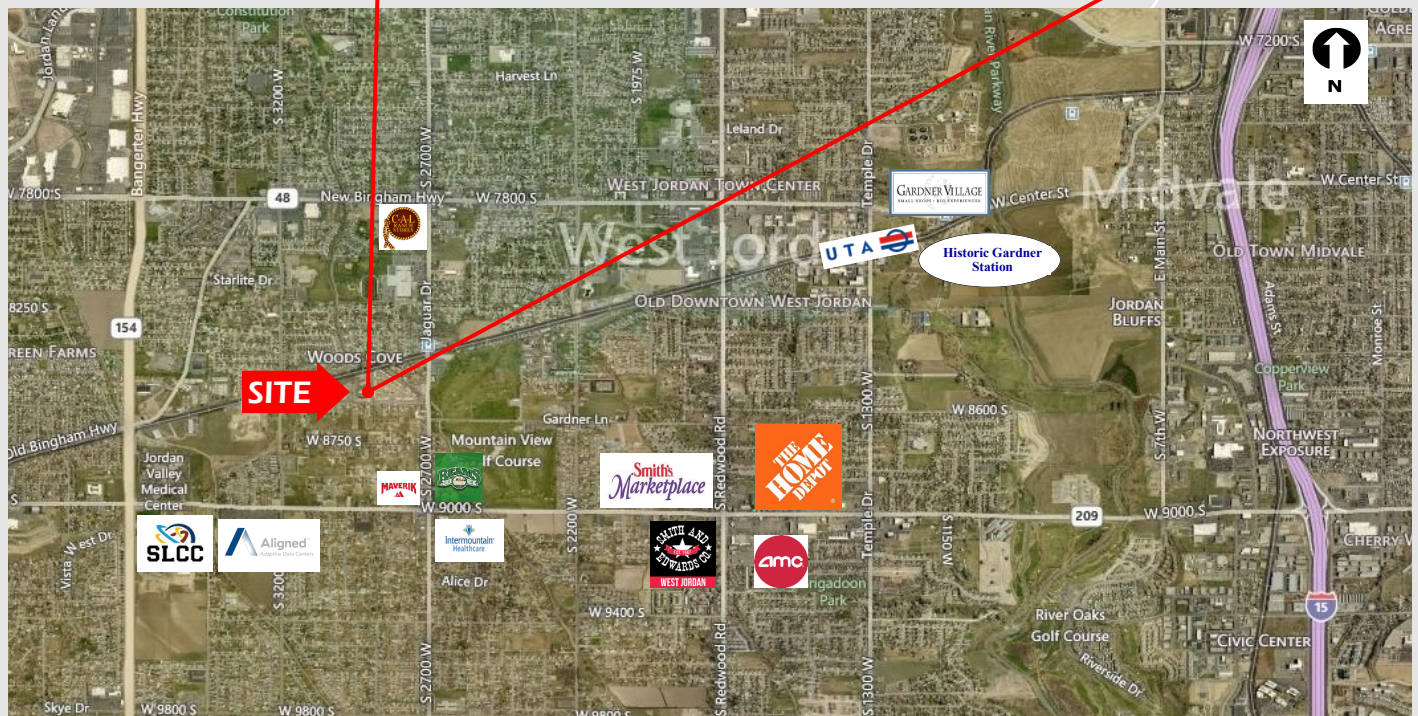


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