



NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Property Summary

OFFER PRICE **\$.85/SF/NNN**

DESIRED LEASE TERM **2 YRS**

BUILDING SQFT **±2,000-12,004 SQFT**

PARCEL **SG-5-2-22-1333**

YEAR BUILT **2020**

CLASS **B**

ZONING **M-1**

- Brand new office-warehouse spaces
- Multiple suites
 - Suite 401 | 3,000 SF | \$2,550/mo NNN
- Fire-sprinkler system
- 3-phase power
- 17' clear height
- Mezzanine Storage

FOR MORE INFORMATION



CLICK HERE

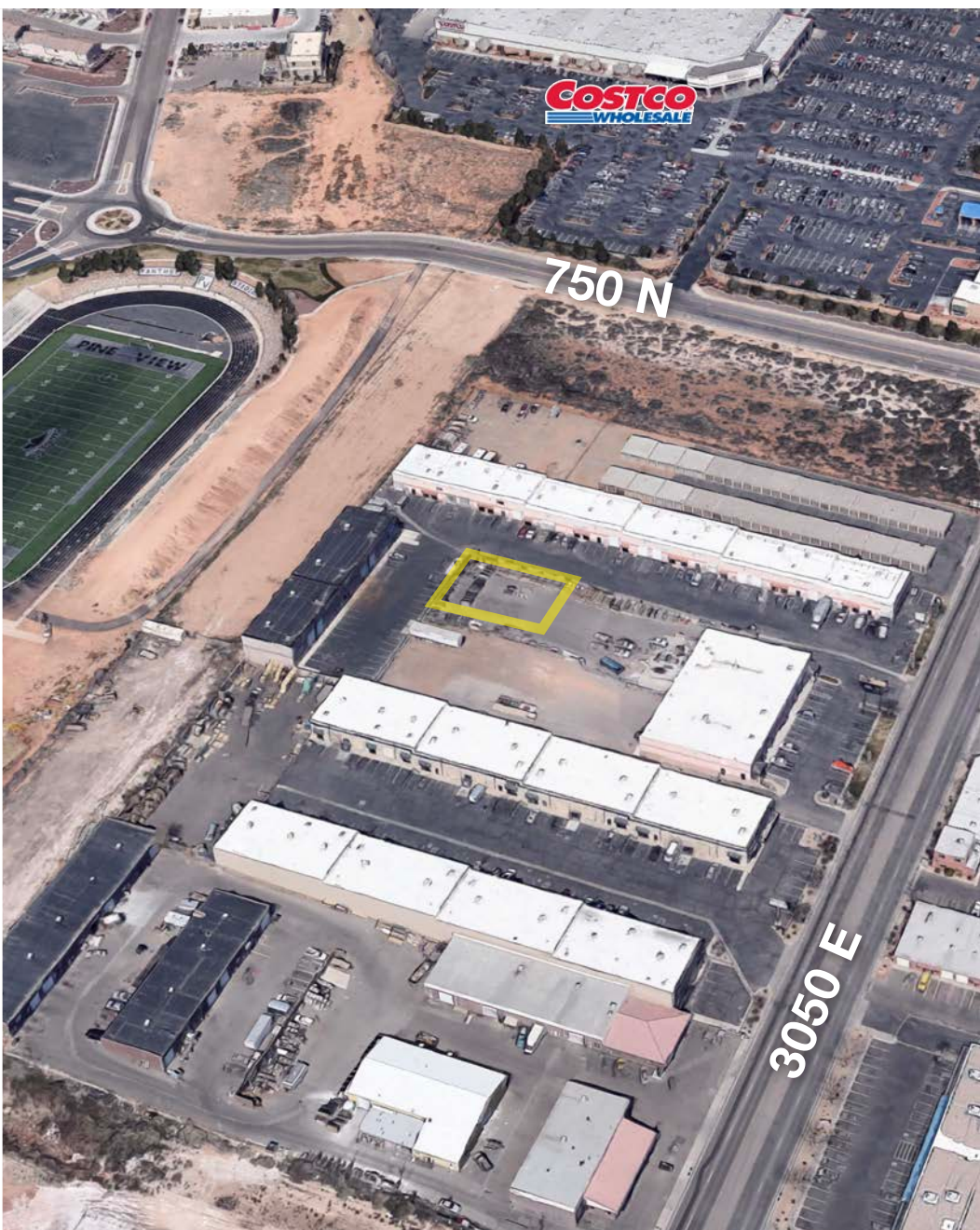
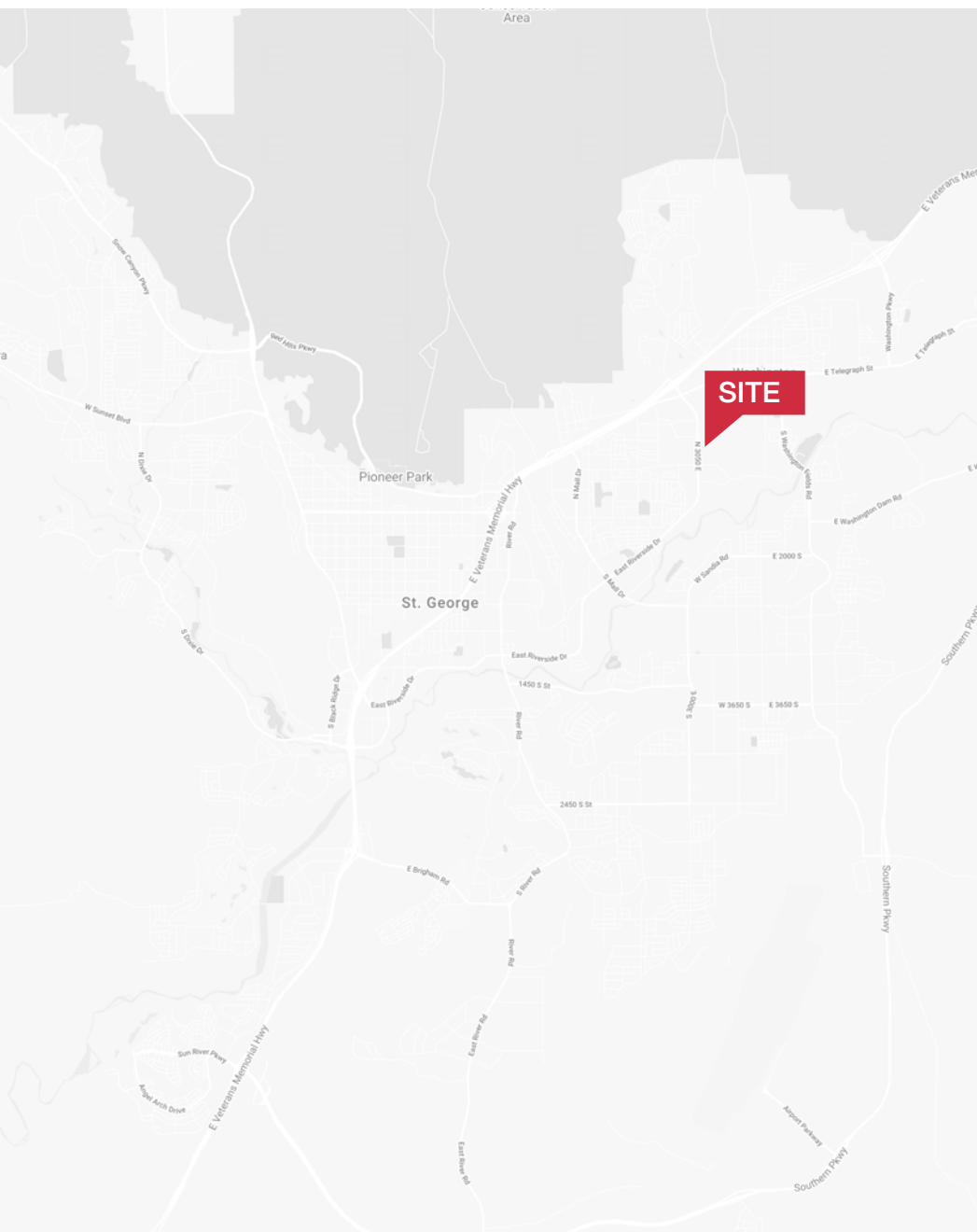
OR TEXT 20719 TO 39200



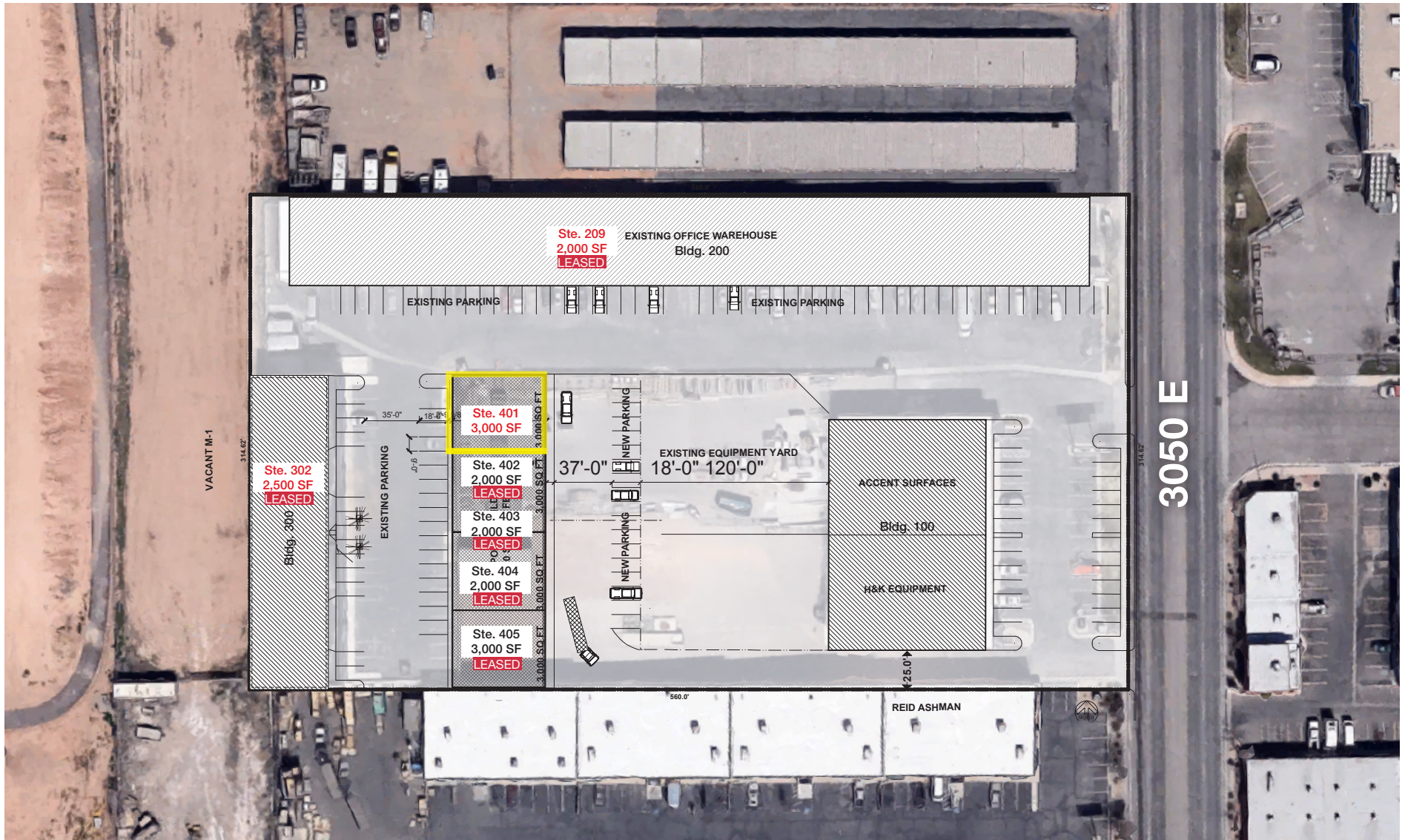
Area Map



Area Map



Plat Map / Floorplan

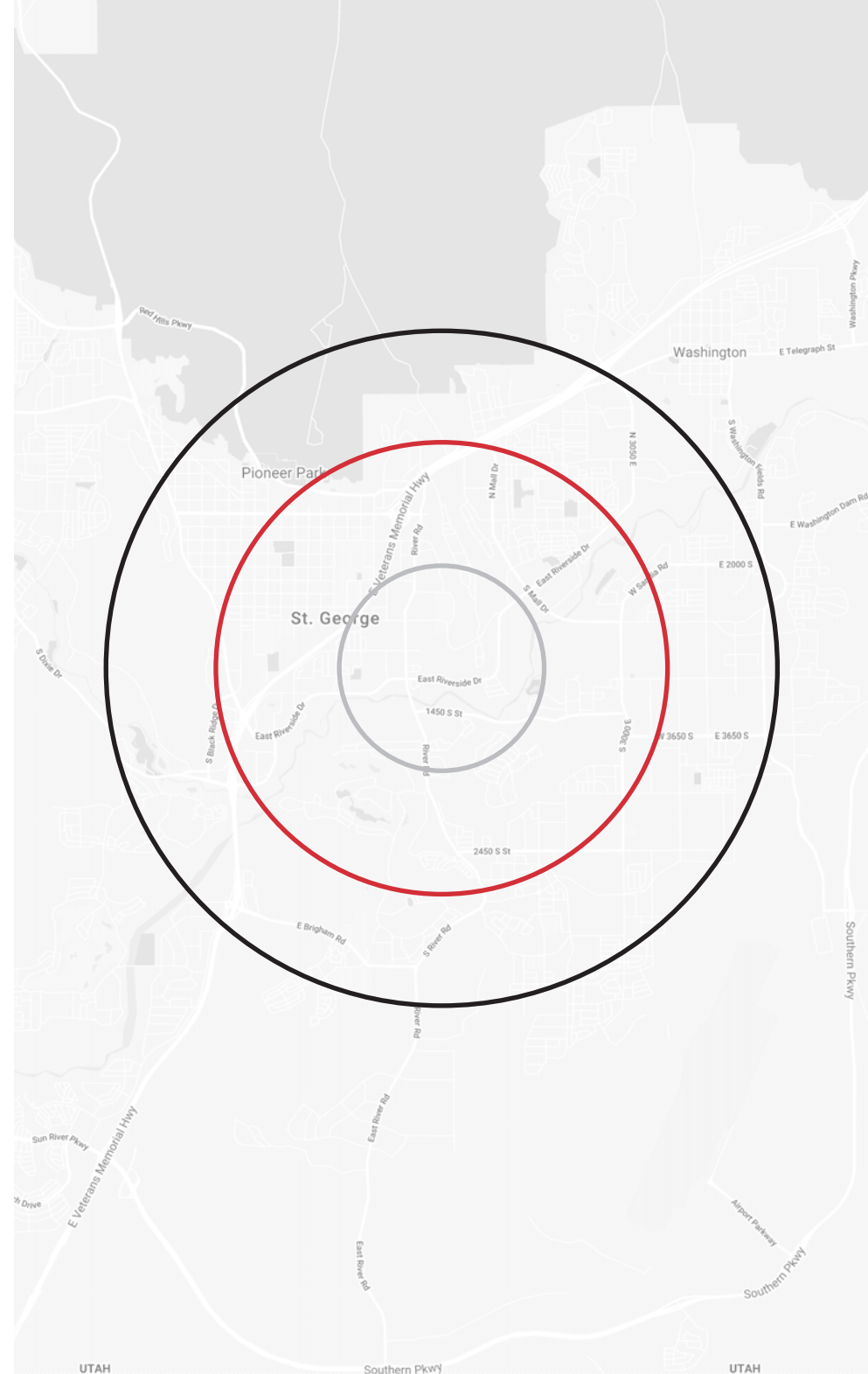


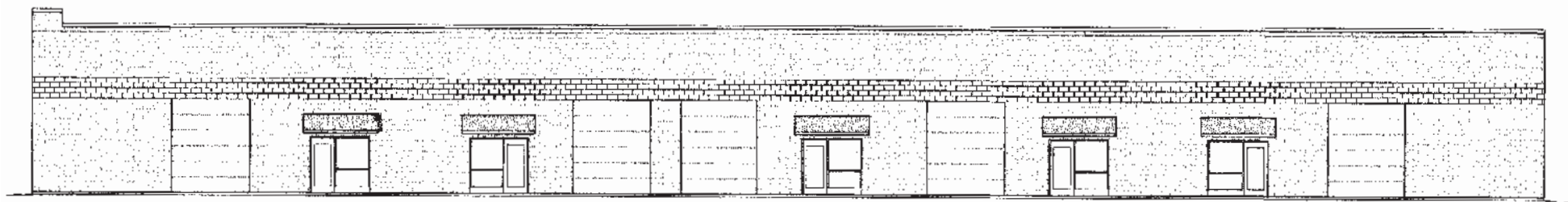
Demographics

POPULATION	1-mile	3-mile	5-mile
2020 Population	9,473	45,762	86,205
HOUSEHOLDS	1-mile	3-mile	5-mile
2020 Households	3,219	14,840	28,340
INCOME	1-mile	3-mile	5-mile
2020 Average HH Income	\$60,883	\$74,788	\$77,066

Traffic Counts

STREET	AADT
3050 E	23,000
I- 15	54,000
Deseret Drive	6,700





Distance to Major Cities

Salt Lake City, Utah	302 miles
Las Vegas, Nevada	120 miles
Los Angeles, California	387 miles
San Diego, California	449 miles
Denver, Colorado	630 miles
Phoenix, Arizona	419 miles

Market Research

Our offices publish commercial and residential market research across Utah and Nevada. NAI Excel and NAI Vegas are known for their deep and rich data. Lending institutions, appraisers, and business consultants look to our market reports as the authority on commercial real estate market trends. We have built and maintained a comprehensive database comprised of data collected from some of the largest appraisal firms in the region, NAI transaction, and other data. NAI publishes statistics for the office, retail, industrial, and multifamily markets. Additionally, single family housing reports are published for every major market from Las Vegas to Salt Lake City, through our affiliate.

CLICK HERE



**VIEW MARKET STATISTICS
FOR OFFICE, RETAIL,
INDUSTRIAL & MULTIFAMILY**

<https://excelcres.com/market-research>



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