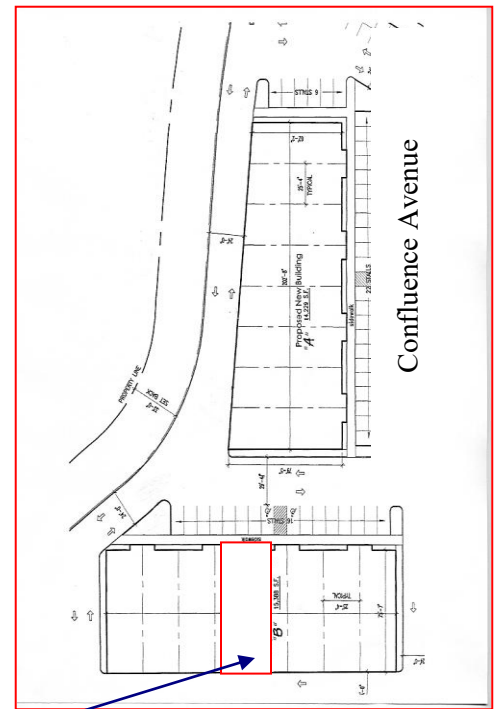


# Office/Warehouse Unit for Lease

## 2475 SF Available @

704 West Confluence Ave (4260 S.) Murray



- 12' x 12' Insulated Overhead Door
- 19' 10" Clear Height
- 208 Volts / 3 Phase / 125 Amps
- Zoned Light Industrial



**TateBrubaker**  
Real Estate Services

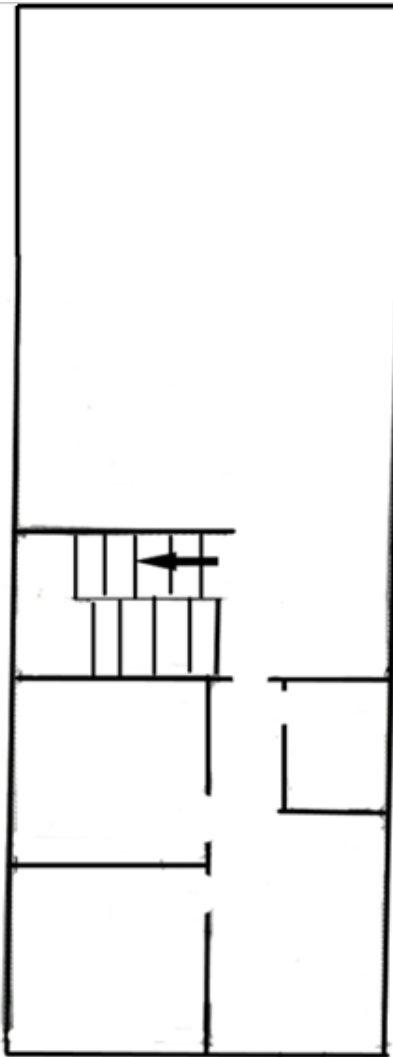
Contact Makinzie Thomas for an appointment

Office: 801-255-5055

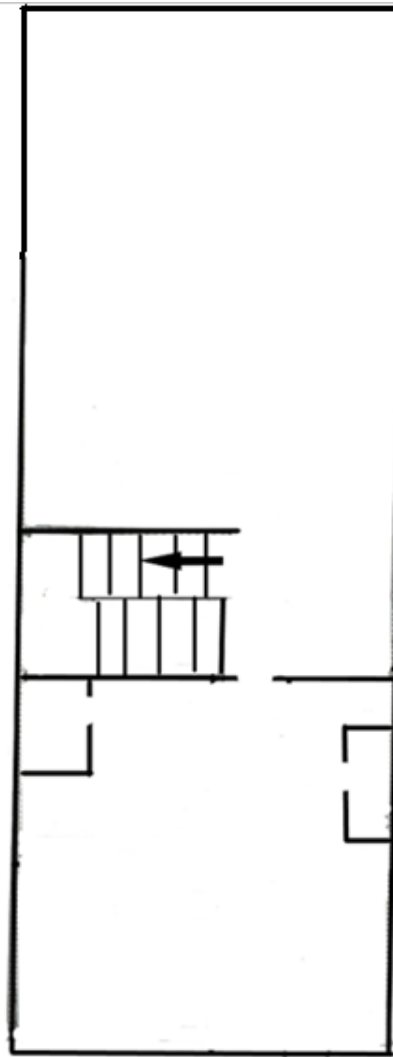
Email: [Makinzie@TateBrubaker.com](mailto:Makinzie@TateBrubaker.com)

# CALL TODAY

OUR OFFICE IS LOCATED AT: 7067 W COMMERCE PARK DR.

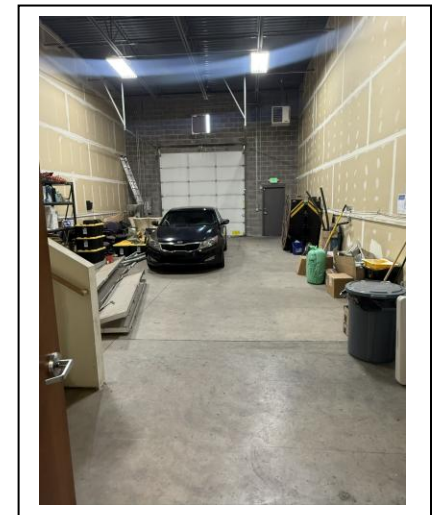


Main Floor Plan



Upper Floor Plan

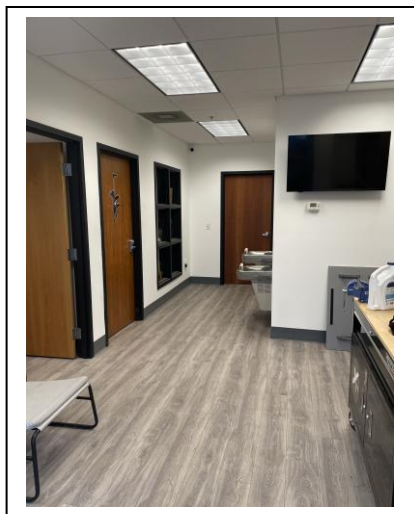
**Layout:** 1200 SF of office including 2 offices, a reception area, 1 restroom, and a finished mezzanine with a server room. 1275 SF of warehouse including a kitchenette, overhead door, lighting, and heat.



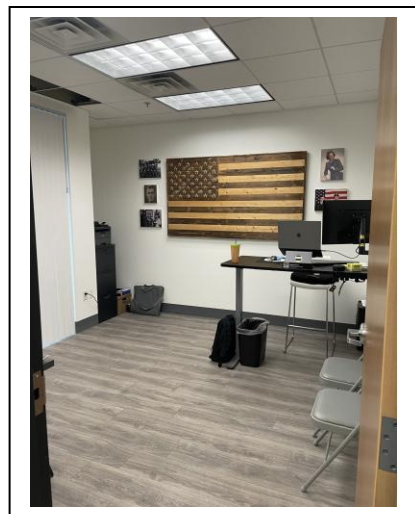
Warehouse

**Modified Gross Price: \$4200.00**

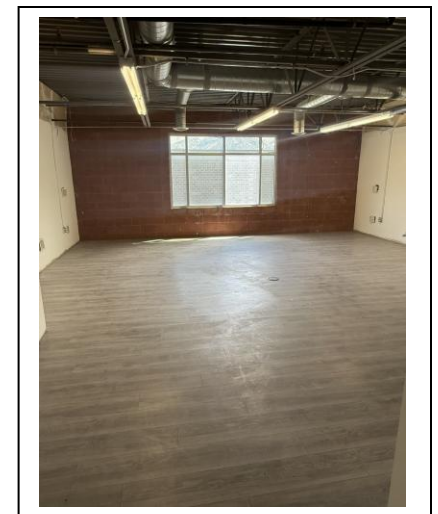
Landlord pays property taxes, maintenance fees, and water/sewer/trash. Tenant pays electricity, gas, and internet.



Reception Area



1st Office



Finished Mezzanine