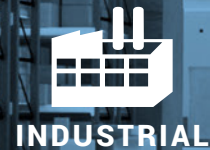


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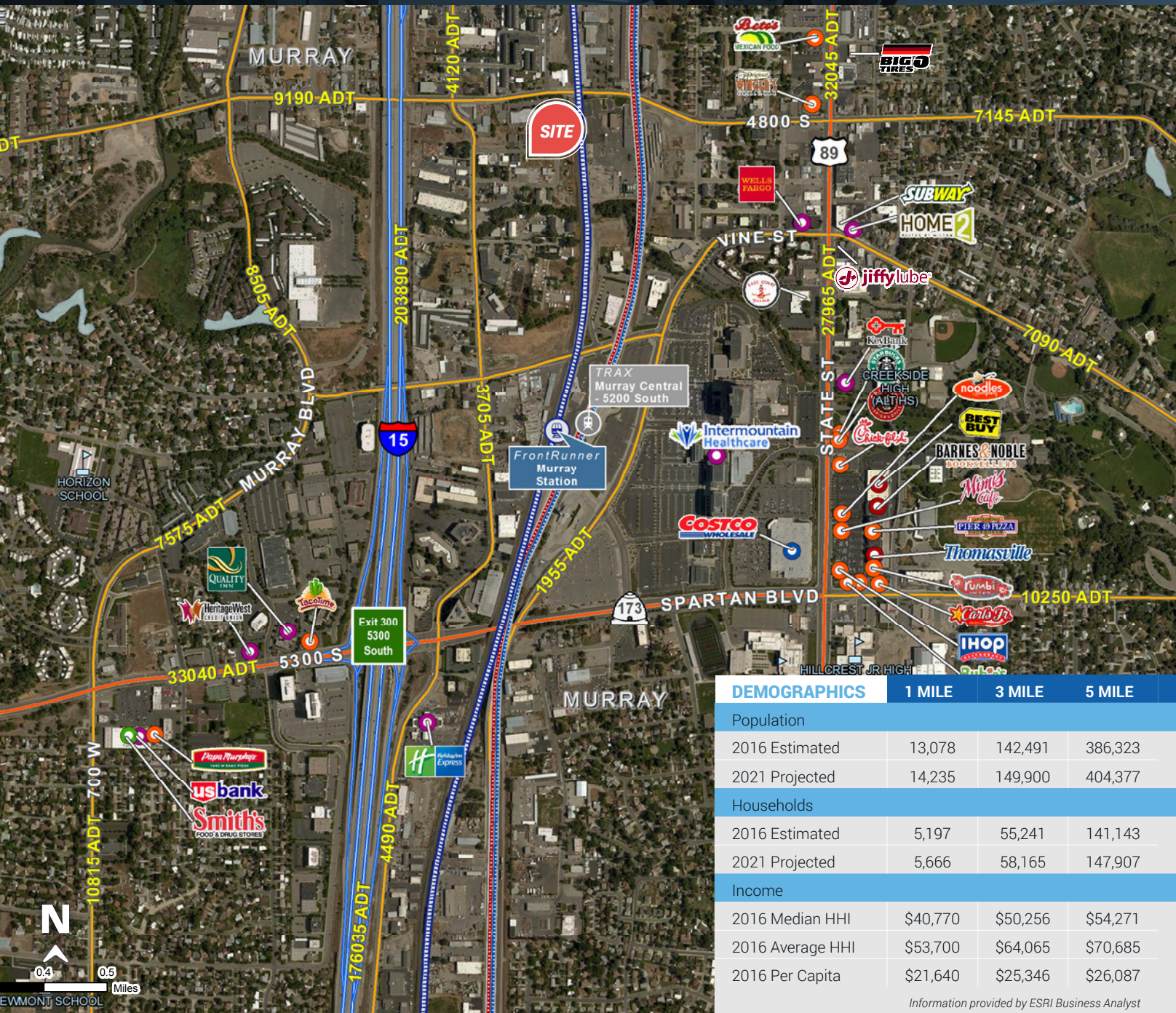


INDUSTRIAL

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2016 Estimated	13,078	142,491	386,323
2021 Projected	14,235	149,900	404,377
Households			
2016 Estimated	5,197	55,241	141,143
2021 Projected	5,666	58,165	147,907
Income			
2016 Median HHI	\$40,770	\$50,256	\$54,271
2016 Average HHI	\$53,700	\$64,065	\$70,685
2016 Per Capita	\$21,640	\$25,346	\$26,087

Information provided by ESRI Business Analyst

PRE-LEASING
BRAND NEW
COMPLEX!!



197-213 WEST 4860 SOUTH MURRAY, UT
MURRAY OFFICE-WAREHOUSE SPACES

PROPERTY INFORMATION

- Build-to-Suit Office-Warehouse Units
- 1,600 SF – 8,000 SF Available
- Each unit Includes:
 - 14' x 12' Grade Level Door
 - 3 Phase, 200 AMP Power
 - 18' Clear Height
 - Build-to-Suit Office Space
 - Superb Finishes
 - Rest Room
 - Minimum 1,600 SF up to Maximum of 8,000 SF (achieved by combining multiple units)
- Prime Central Valley Location
- Convenient I-15 Access via 4500 South or 5300 South Exits
- Ready for Occupancy by November 2017
- Tenant Improvements Negotiable
- Estimated Lease Rate: \$0.77 per SF (Negotiable depending on Buildout)

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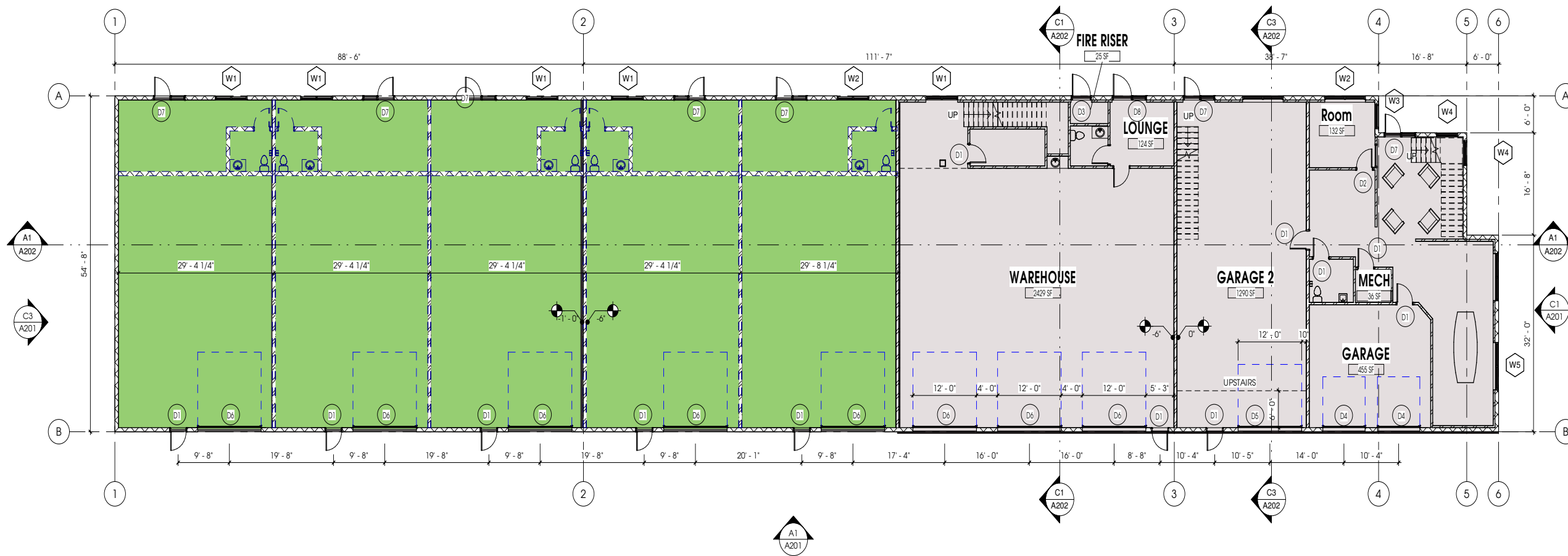


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197-213 WEST 4860 SOUTH MURRAY, UT

MURRAY OFFICE-WAREHOUSE SPACES

FOR LEASE
INDUSTRIAL **AVAILABLE**  **LEASED**

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