

INDUSTRIAL FOR SALE & LEASE



646 9th Ave, Midvale, UT 84047



OFFERING SUMMARY

SALE PRICE:	\$8,200,000
AVAILABLE SF:	61,715 SF
LEASE RATE:	\$0.65 SF/month (NNN)
LOT SIZE:	3.52 Acres
YEAR BUILT:	2008
ZONING:	CI
PRICE / SF:	\$132.87

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

Over 61,000 SF of Industrial Warehouse and Office space, soon to be vacant for owner user or for lease. Warehouse Available: 56,715 SF; Office: 5,000 SF. Located off of 7200 S and 600 W, just off I-15. Centrally located, minutes from downtown, airport and Utah County. Unique building with multiple use potential, zoned clean industrial. You won't find a more immaculate building in the valley. Fully fenced in yard with ample parking. 4 High Dock Doors for easy loading. Listing also includes parcel #21-25-154-002.

Contact us for more details.

*Do not disturb tenants. Tenants in place until March 2021

PROPERTY HIGHLIGHTS

- Over 61,000 SF of Warehouse & Office Space
- Centrally located off I-15 in Midvale
- Fenced Yard with ample parking
- 800 amp power
- Clear Height: 22 ft.
- Hook Height: 19 ft.

KW COMMERCIAL
2121 S. McClelland Street,
#201
Salt Lake City, UT 84106

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KELLERWILLIAMS. REAL ESTATE

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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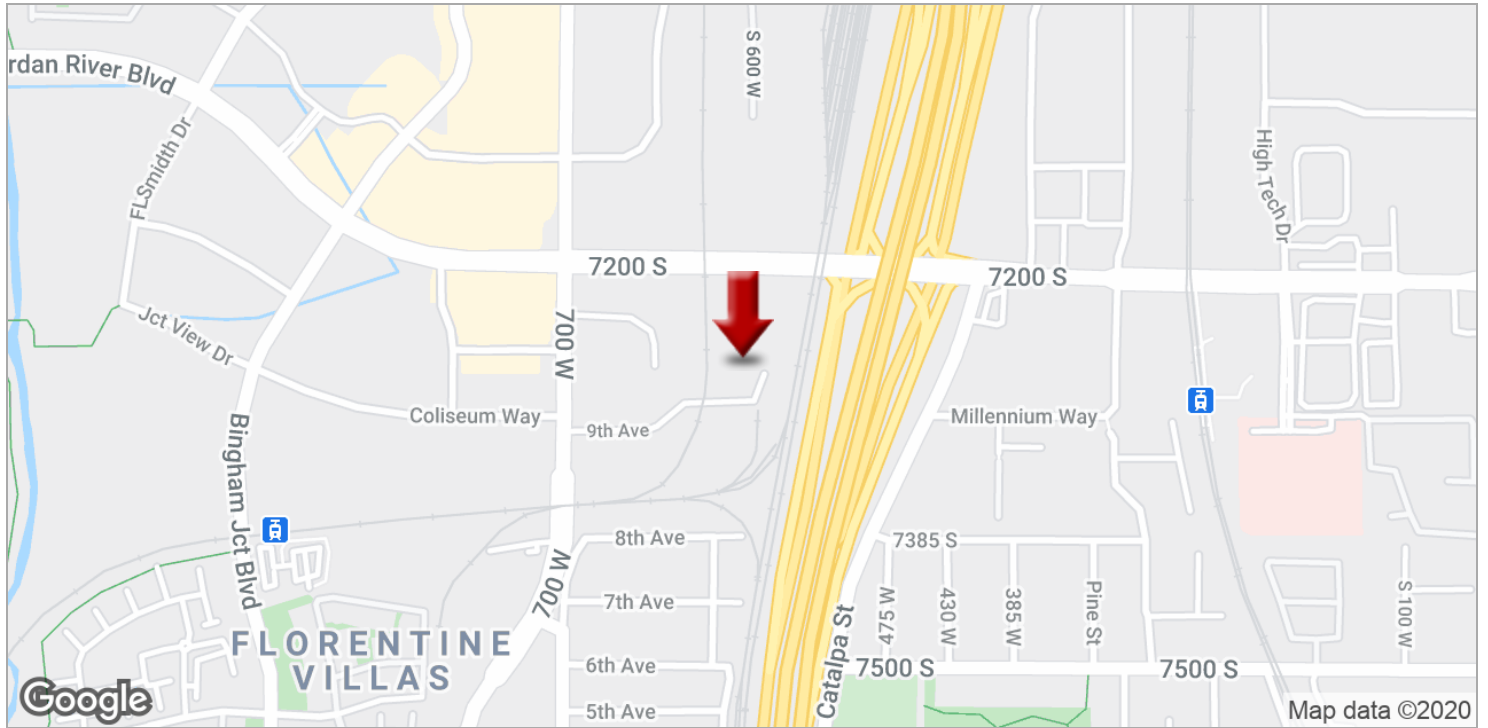
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