

Purchase / Lease Opportunity



FLEX BUILDING FOR SALE OR LEASE

1374 W. American Way | Payson, UT 84651



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Property Highlights

- 55,625 RSF Total
 - 31,875 SF Office
 - 23,750 SF Warehouse
- Newly constructed (2019)
- Heavy power (3-phase 2000 amps)
- 4 dock-high doors
- 1 ground level door
- 2 elevators
- High-end office finishes
- Retail/showroom space
- 3 conference rooms
- Large auditorium
- 2 large breakrooms
- 150+/- stall parking lot

Purchase Price: \$9,730,000 (\$175 SF)

Lease Rate: .96 NNN Blended



Spacious Warehouse



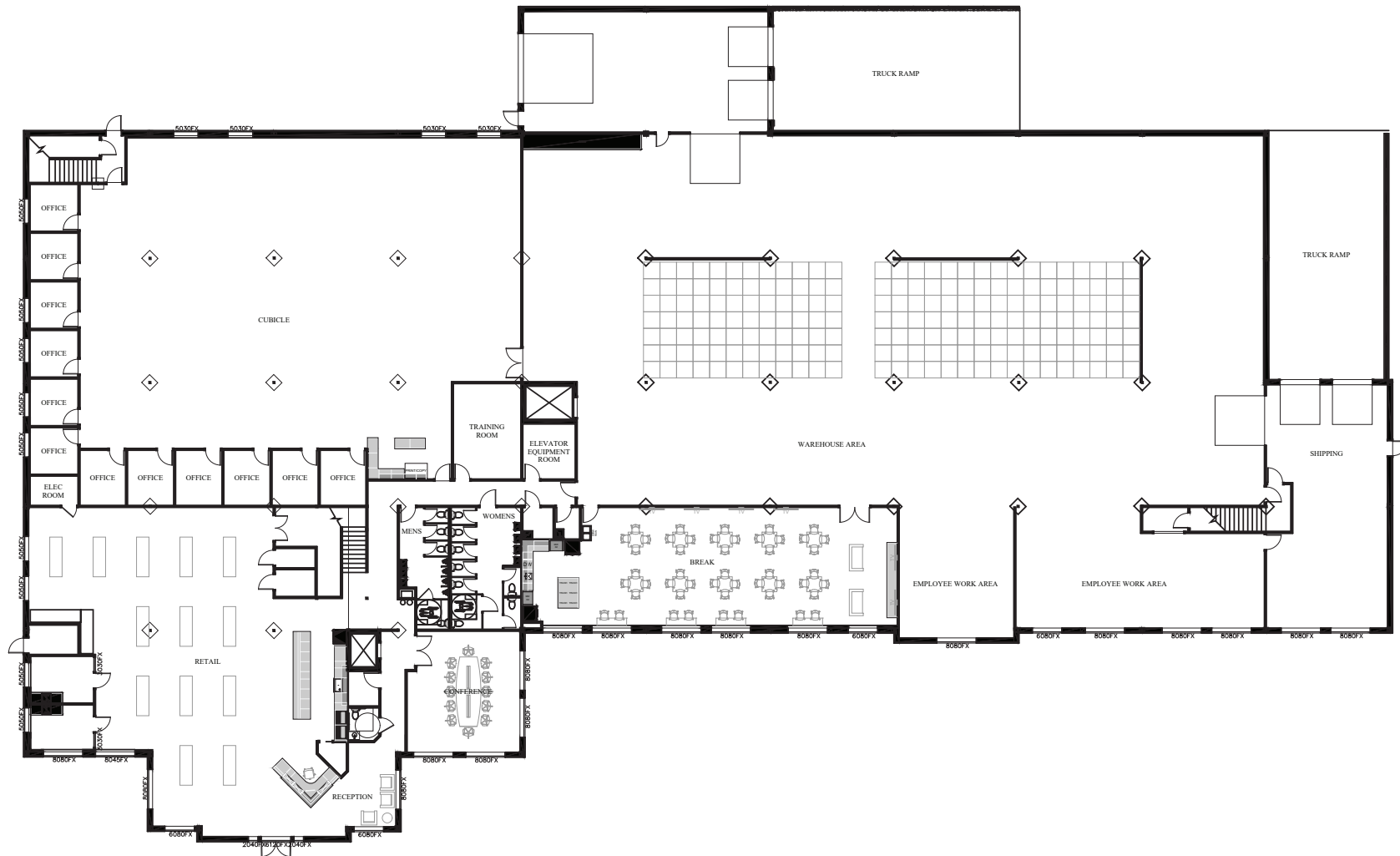


Floor Plan Level 1

Office Space - **15,625 SF**

Warehouse Space - **15,625 SF**

(Measurements are approximate)

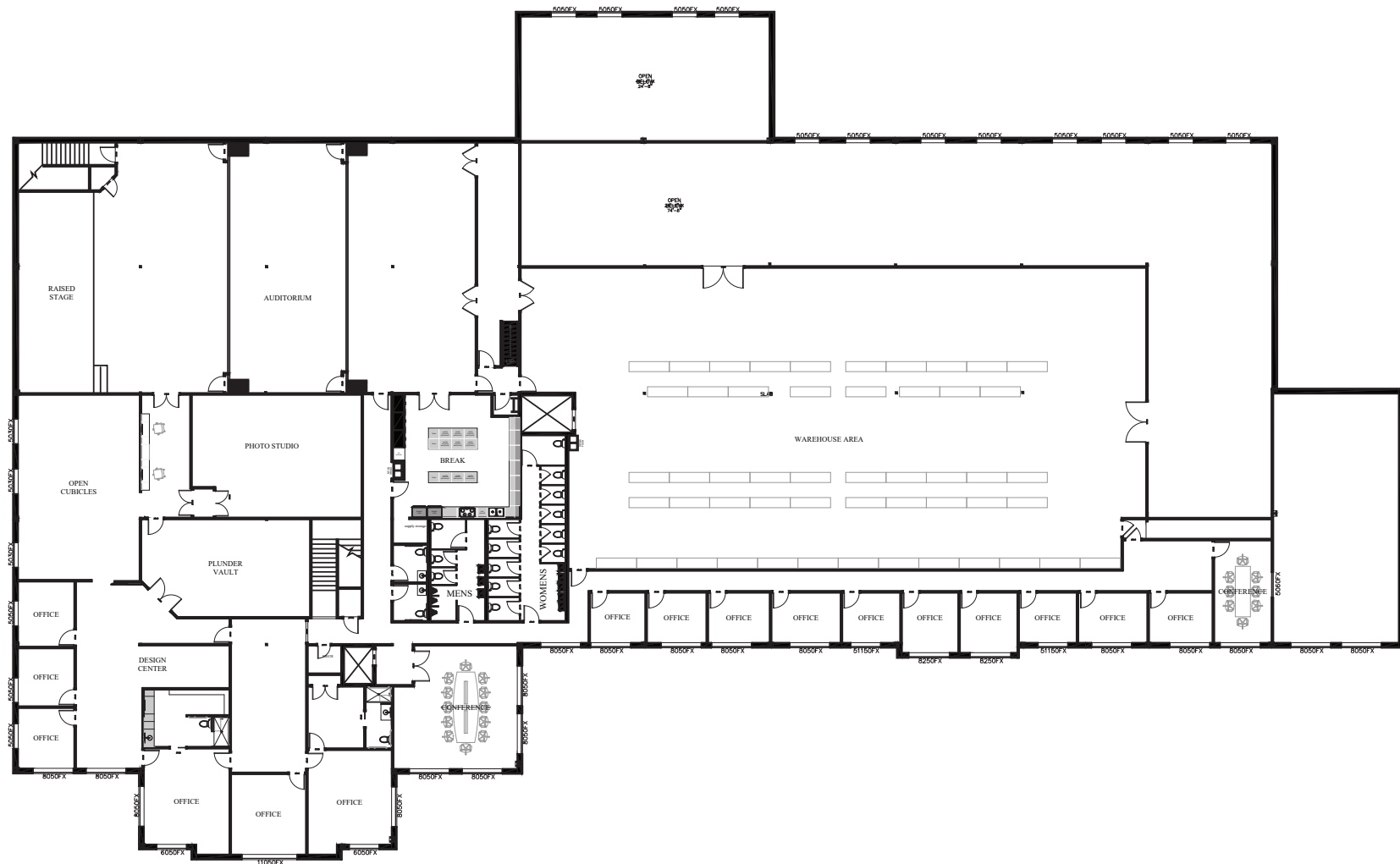


Floor Plan Level 2

Office Space - **16,250 SF**

Warehouse Space - 8,125 SF

(Measurements are approximate)







Location Overview



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