



FOR LEASE  
**2044 West 2425 South**  
Woods Cross, Utah



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AVAILABLE APRIL 1, 2019

### Property Highlights

- ±20,000 SF available
- Divisible to ±12,000 SF
- ±2,100 SF office
- 4 (9'x10') dock high doors
- 2 (14'x18') ground level doors
- 28' clear height
- 300 amps, 480 volt, 3-phase power
- 167'4" building depth
- ESFR Fire Suppression
- 6" reinforced floor slab
- High bay metal halide lighting
- Zoned I-1 (light industrial)
- Built in 2007
- Situated on 2.71 acres (fully paved)
- Easy access to I-15, I-25, Legacy Highway and Redwood Road
- \$0.65 PSF, NNN Lease Rate

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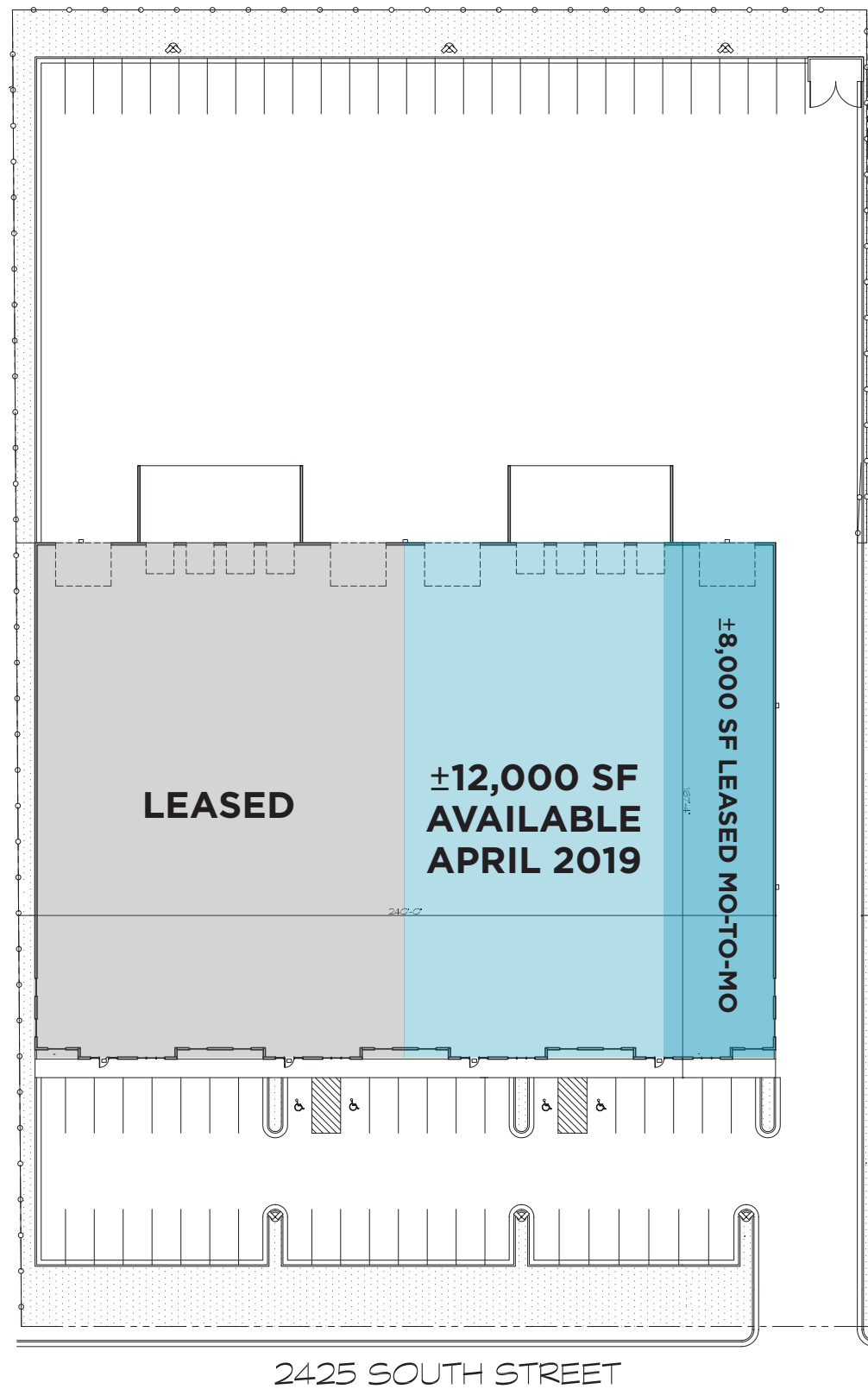
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## SITE PLAN



## WAREHOUSE PHOTOS

