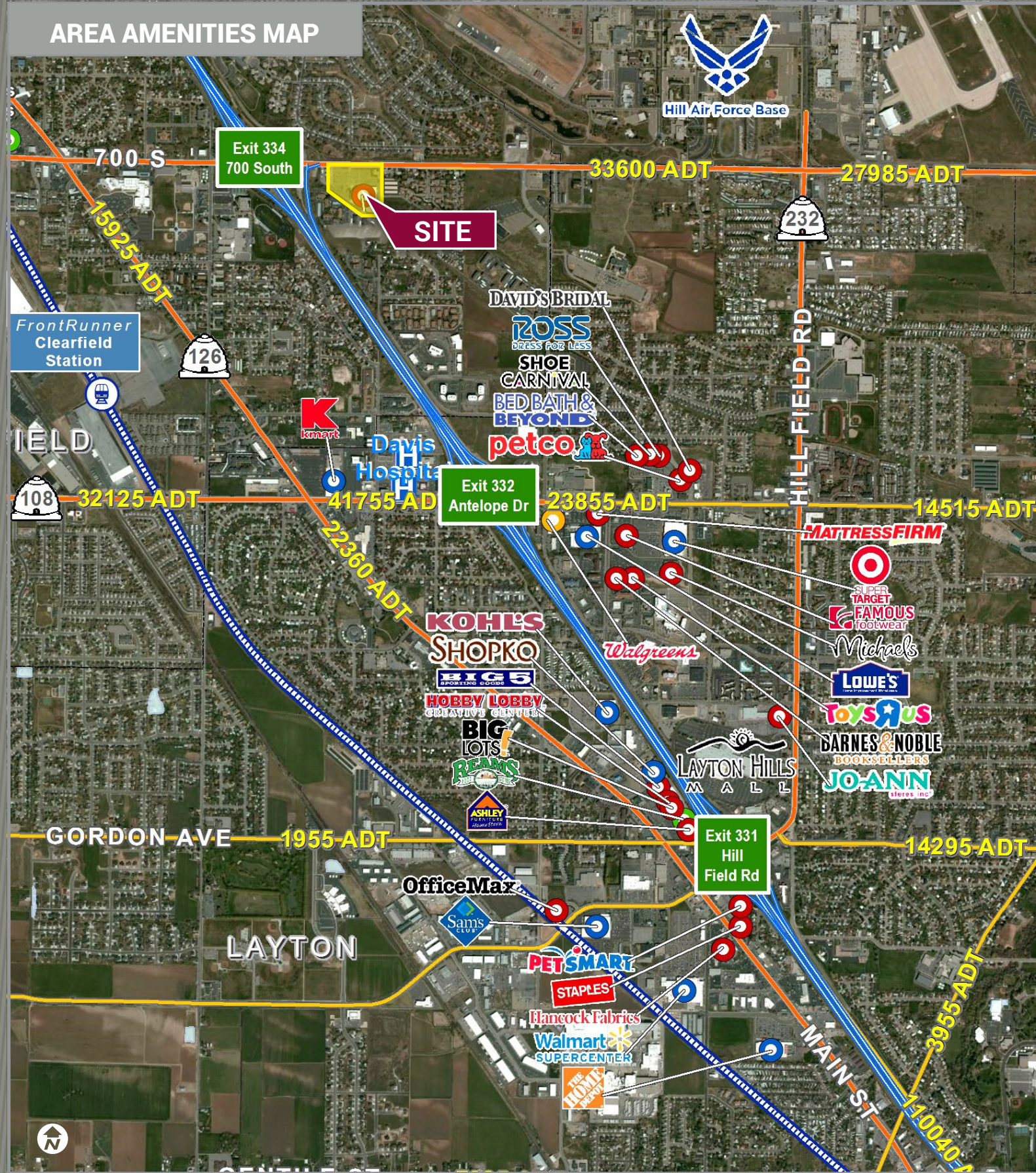


AREA AMENITIES MAP



CLEARFIELD OFFICE • RETAIL • INDUSTRIAL

FORMER TAI PAN TRADING

1400 EAST 700 SOUTH - CLEARFIELD, UTAH



Marketed Exclusively by



COLDWELL
BANKER
COMMERCIAL
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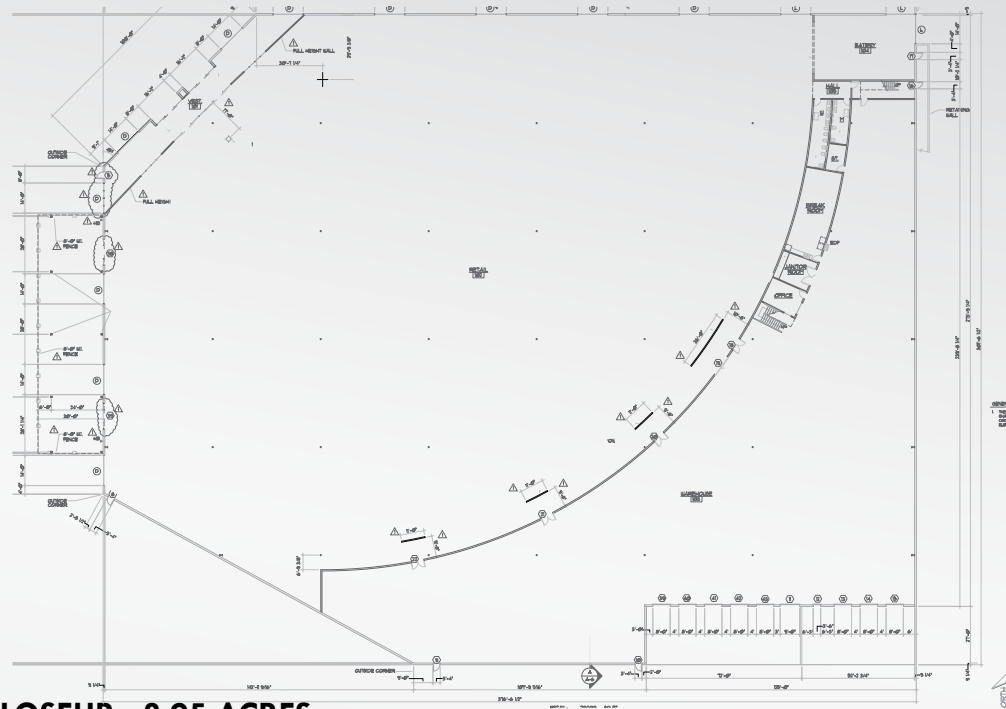


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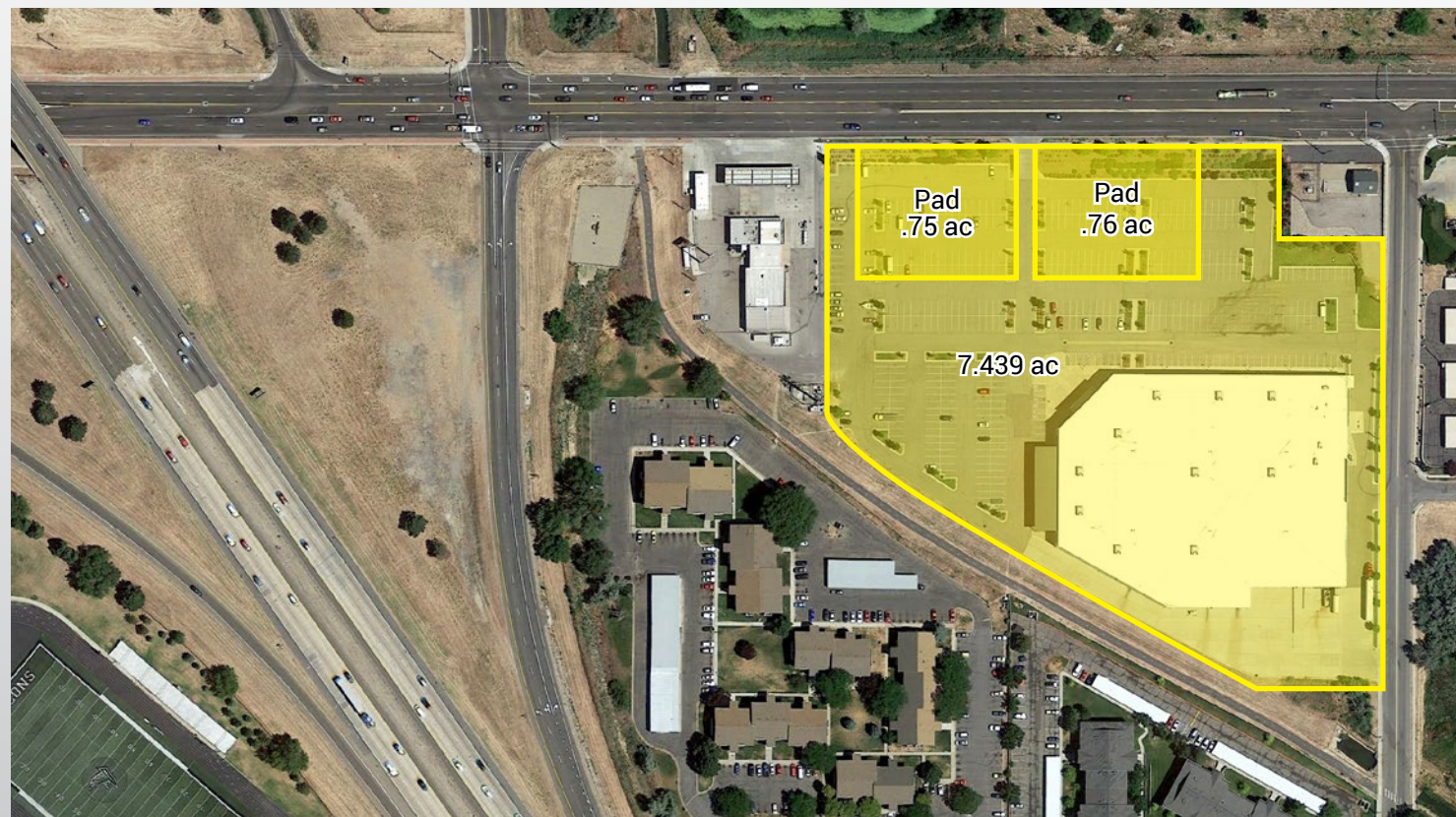
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FLOOR PLAN



PROPERTY CLOSEUP - 8.95 ACRES



HIGHLIGHTS

- Building size: 104,638 SF
- Land size: 8.95 acres
- Divisible to 25,000 SF spaces
- (2) Office/Retail pads are included
- Parking: 5/1,000
- Clear Height: 24'
- Deck height: 28'
- (4) dock high doors
- (4) Ground level doors
- ESFR Fire suppression system
- Excellent location for retail, call center, office or industrial
- Immediate access to I-15 from Exit 334 (Clearfield 700 South)
- Fiber available
- Traffic count: over 29,000 vehicles per day
- Sale price: \$7,750,000 (\$74/SF)
- Lease rate: \$6.50/SF NNN



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