

FOR LEASE

Flex Unit - Suite A

1868 West 1040 South
Salt Lake City | UT 84104



RIVERBEND INDUSTRIAL PARK



PROPERTY HIGHLIGHTS



TOTAL SIZE

800 SF Office
3,400 SF Warehouse
4,200 SF TOTAL



CLEAR HEIGHT

18' in warehouse



LOADING DOORS

(1) ground-level door (12' x 14')
(1) dock-high door



FIRE SPRINKLERS

No



ZONING

M-1 (Manufacturing)



POWER SERVICE

250 Amps, 208Y/120V, 3p (tenant to verify)



LOCATION

Quick access to I-215, I-15 & I-80



LEASE RATE

\$1.15 psf/month, NNN



AVAILABILITY DATE

September 2026



JASON HAGBLOM

President/Principal Broker
NEXUS Commercial Real Estate

📞 | 801.860.5030

✉ | jason@nexuscres.com

🌐 | www.nexuscres.com

📍 | 1192 E Draper Parkway
Suite 501
Draper, UT 84020

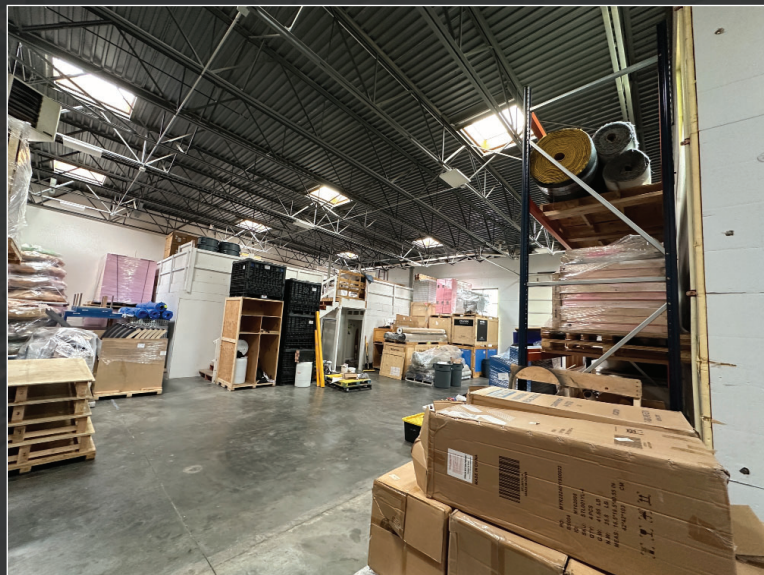
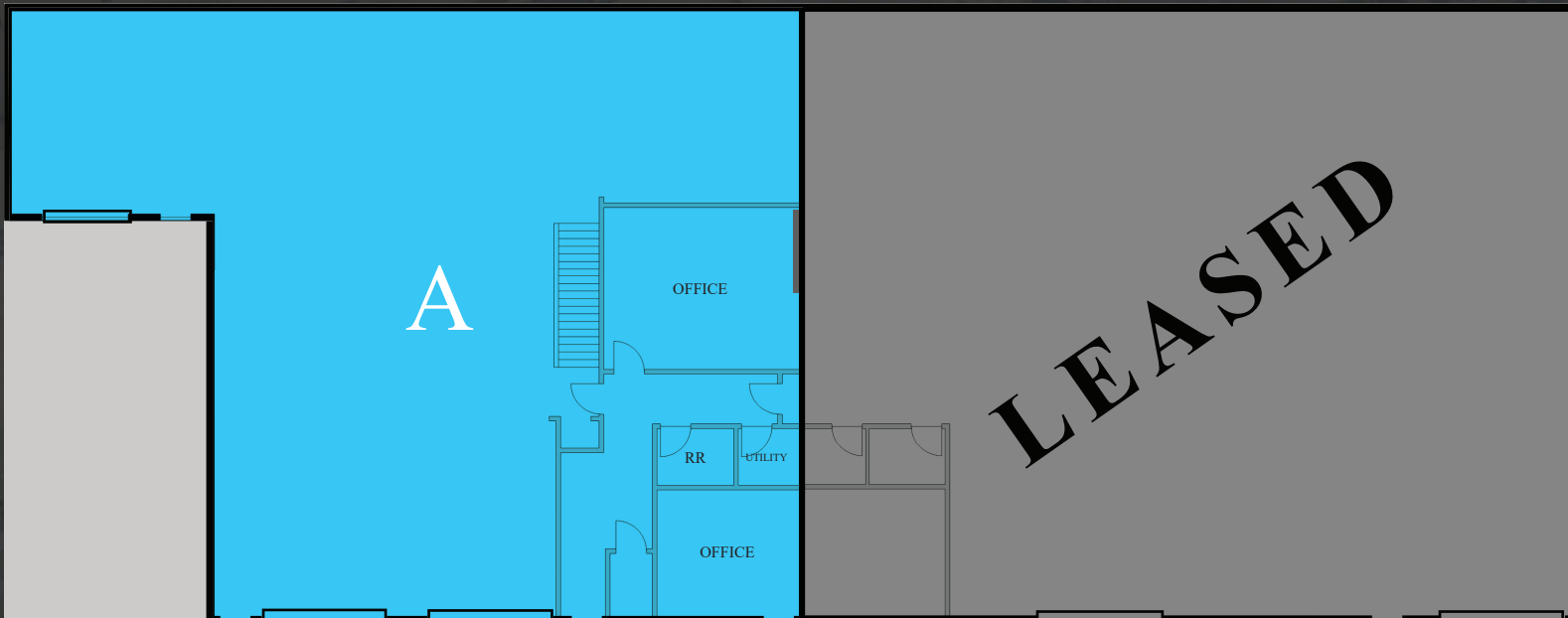
This information contained herein is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe reliable. Tenant/Buyer to verify all information.

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