

FOR LEASE



443 DESERET DR UNIT A

443 Deseret Drive, Unit A · Kaysville, UT 84037

■ PROPERTY SUMMARY

Rare 4,800 SF flex space in the heart of Kaysville's Deseret Drive commercial park — directly visible from I-15 and immediately adjacent to Boondocks Food & Fun, one of Davis County's highest-traffic entertainment destinations. The unit offers a wide-open 20' clear-height main floor with two restrooms, a storage closet, and a front entry vestibule, plus a 14' x 14' ground-level door for straightforward loading and equipment access. Most recently home to a cheer and tumbling gym, the space is well suited to fitness, dance, and indoor-recreation users, as well as showroom, service, and office-warehouse tenants. General Commercial zoning keeps the range of permitted uses broad, and the space is available now at \$1.30 PSF Modified Gross.

LEASE RATE — MODIFIED GROSS

\$1.30 PSF/MO

■ BUILDING SPECS

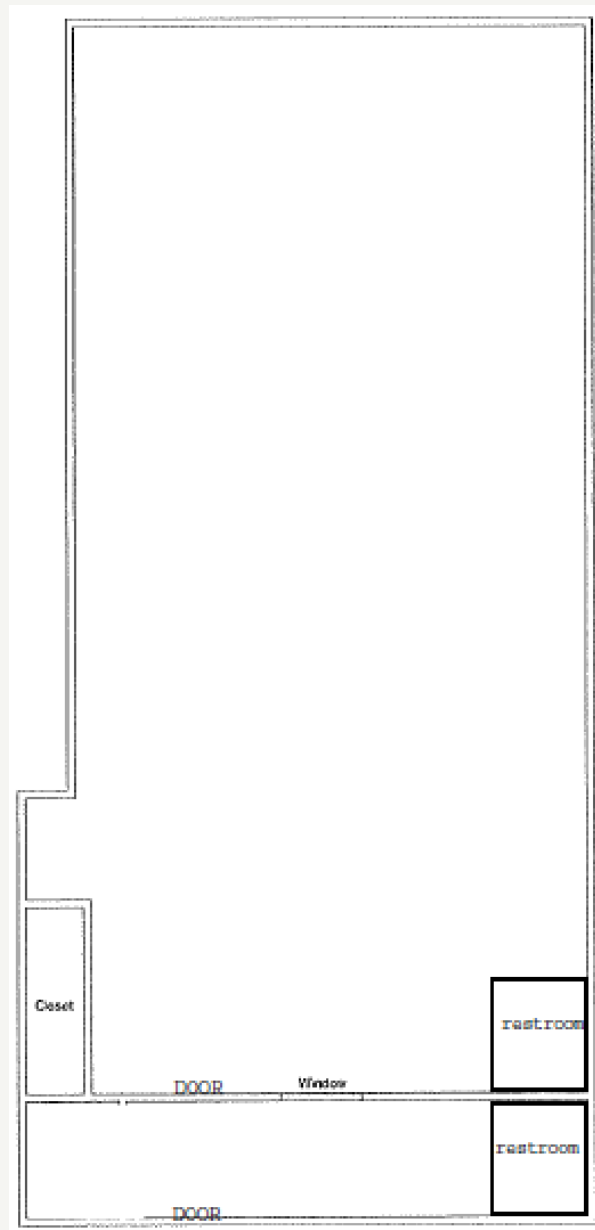
TOTAL SQUARE FEET	4,800 SF
CLEAR HEIGHT	20'
GROUND-LEVEL DOOR	One — 14' x 14'
ZONING	GC – General Commercial
PROPERTY TYPE	Flex / Office-Warehouse
LEASE TYPE	Modified Gross
AVAILABILITY	Available Now
PREVIOUS USE	Cheer & Tumbling Gym
POWER	200A, 120/208V 3-Phase



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FLOOR PLAN

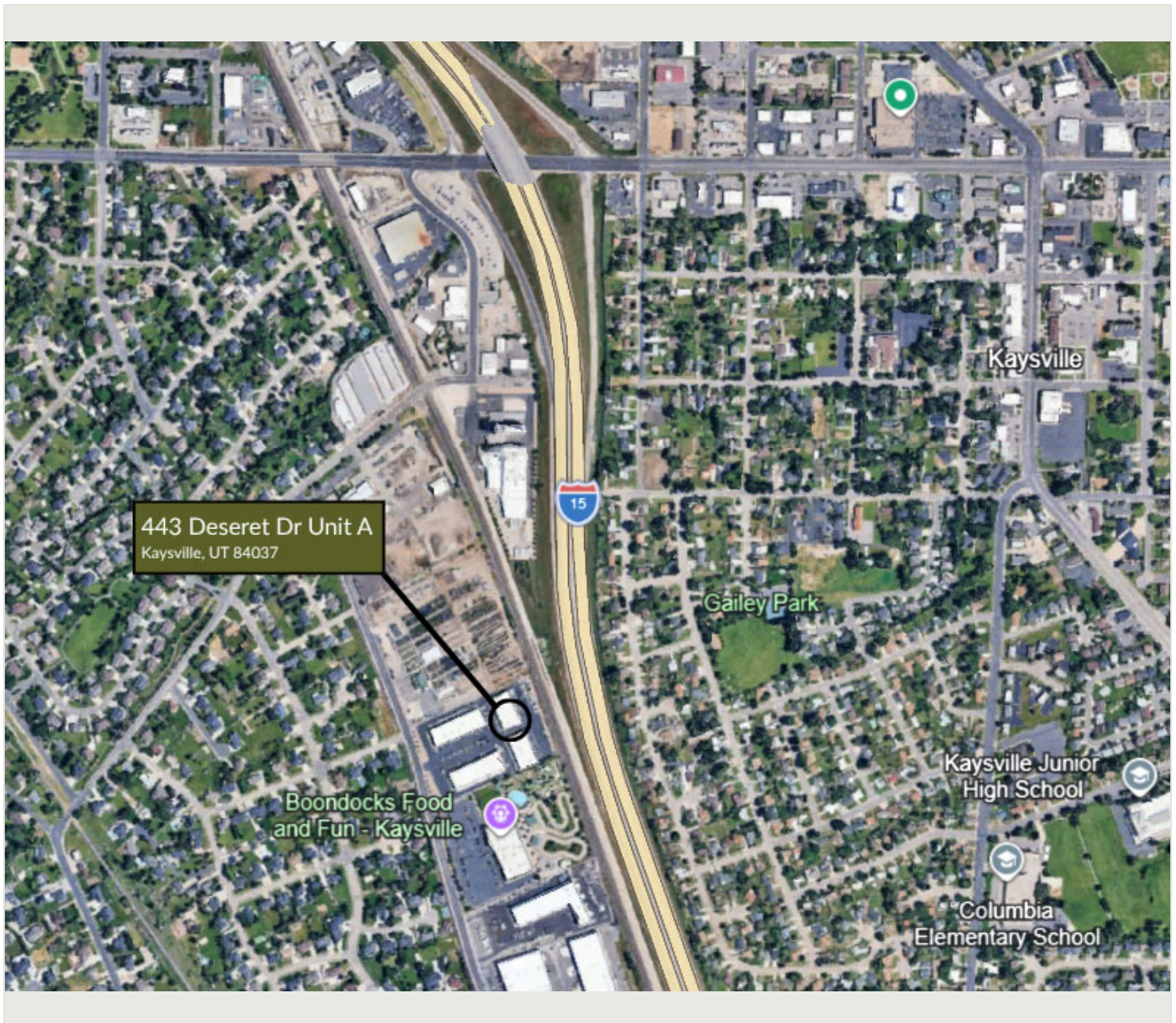
The unit is laid out as one large, unobstructed 20' clear-height main room — ideal for open-floor uses such as fitness, tumbling, dance, or recreation — with two restrooms and a dedicated storage closet along the front wall. A separate entry vestibule fronts the building, and a 14' x 14' ground-level door serves loading and equipment access.



■ TOTAL — 4,800 SF ■ 20' CLEAR HEIGHT ■ TWO RESTROOMS

LOCATION

Situated on Deseret Drive just west of I-15, the property carries direct freeway visibility to tens of thousands of daily passing vehicles and sits next door to Boondocks Food & Fun, which draws steady regional traffic year-round. Access to the I-15 Kaysville interchange is a matter of minutes, with the rest of Davis County's rooftops, schools, and retail immediately east.



- DIRECT I-15 VISIBILITY
- ADJACENT TO BOONDOCKS FOOD & FUN
- MINUTES TO I-15 INTERCHANGE

ADDITIONAL PHOTOS



The open main floor — roughly 4,000 SF of clear-span space under 20' ceilings, with clerestory windows on two walls filling the room with natural light.



Carpeted front room off the main entry — currently set up as reception and viewing area, with an interior window into the main floor and its own mini-split HVAC.



The 14' x 14' insulated ground-level door sits inside the main floor, with a gas unit heater above and a secondary man door alongside.



Suite A occupies the end cap of the building — dedicated exterior entry, drive-up loading door, and its own concrete apron off the drive aisle.

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