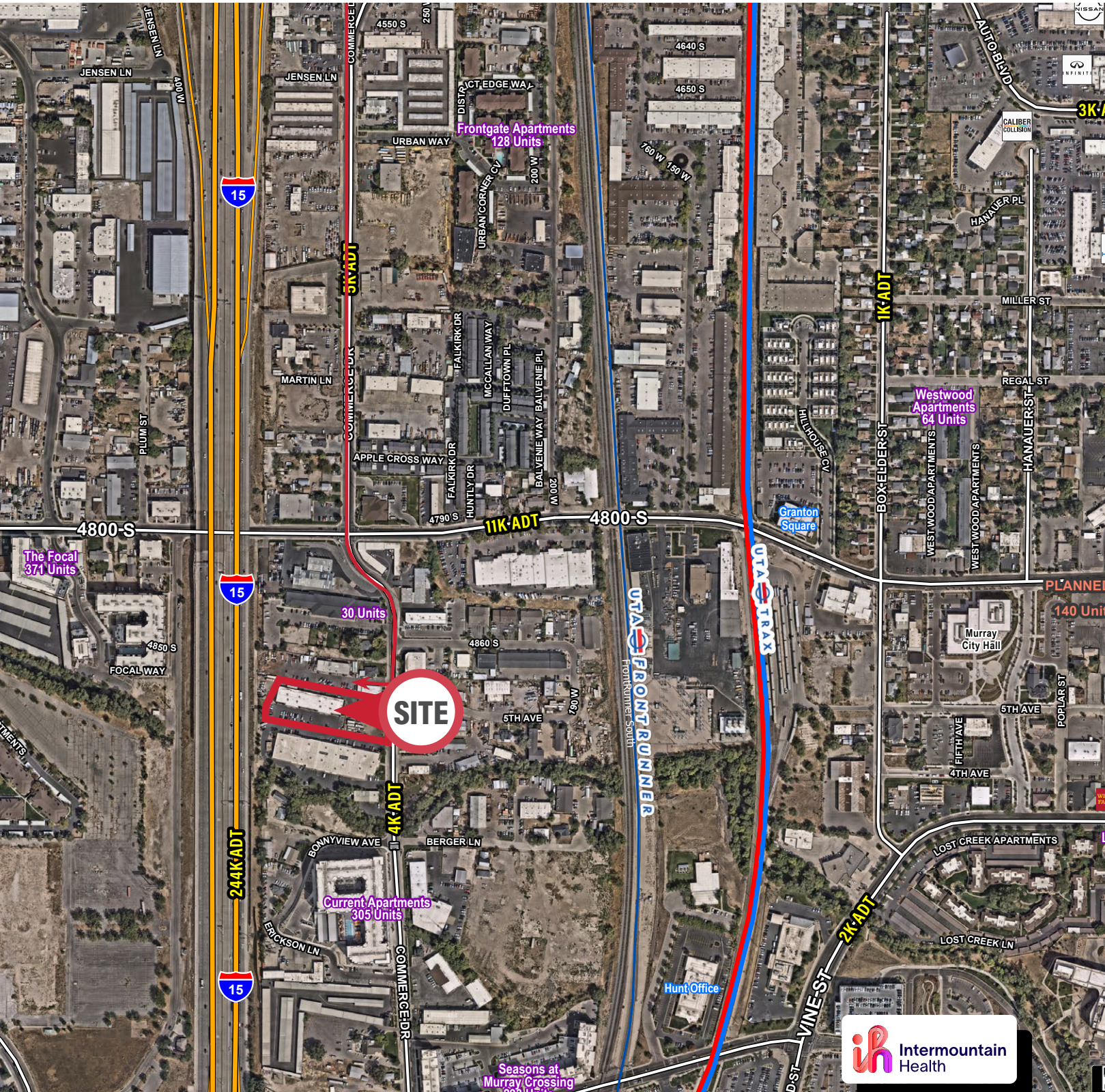


MURRAY FABRICATION SUBLEASE

4884 South Commerce Drive Suite 3 | Murray, UT 84107

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FOR SUBLEASE

\$1.05 PSF NNN
(CAM Fees: \$0.23 PSF)
Master Lease Expiration:
April 30, 2028

Property Highlights

- Total SF: 3,874 SF
- Warehouse SF: 2,814 SF
- Office SF: 1,060 SF
- Clear Height: 13'6"
- Loading: One (1) Automatic 12'x12' GL Door
- Swamp Cooler in Warehouse
- Power: 208V 3-Phase Power
- Gas Forced Heat in Warehouse
- Fire Sprinkler System
- Zoning: Murray Central Mixed Use (MCMU)
- Three (3) Private Offices
- Breakroom in Office Area
- Automotive Users Welcome!
- Access: Quick access to I-15
- Five (5) Parking Stalls
- Location: Centrally located in Murray's established Commerce Drive corridor, this property offers immediate access to I-15 via the 4500 South interchange.

Contact

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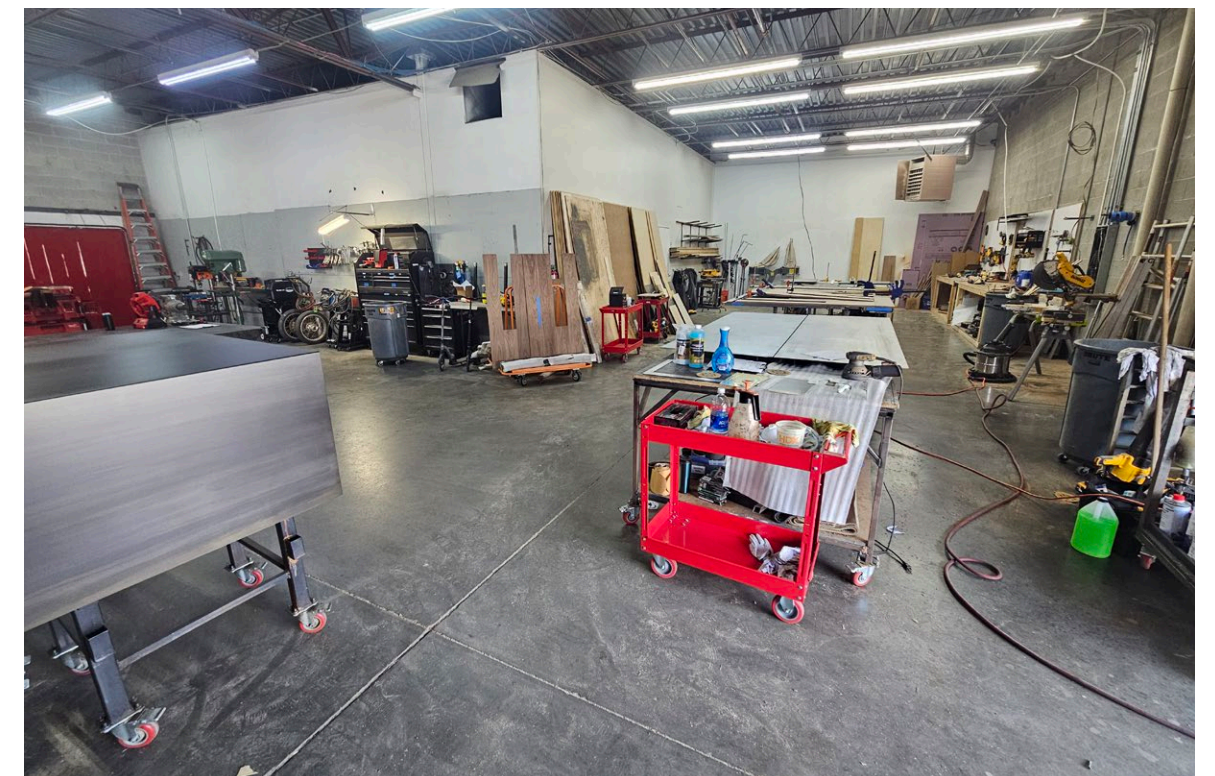
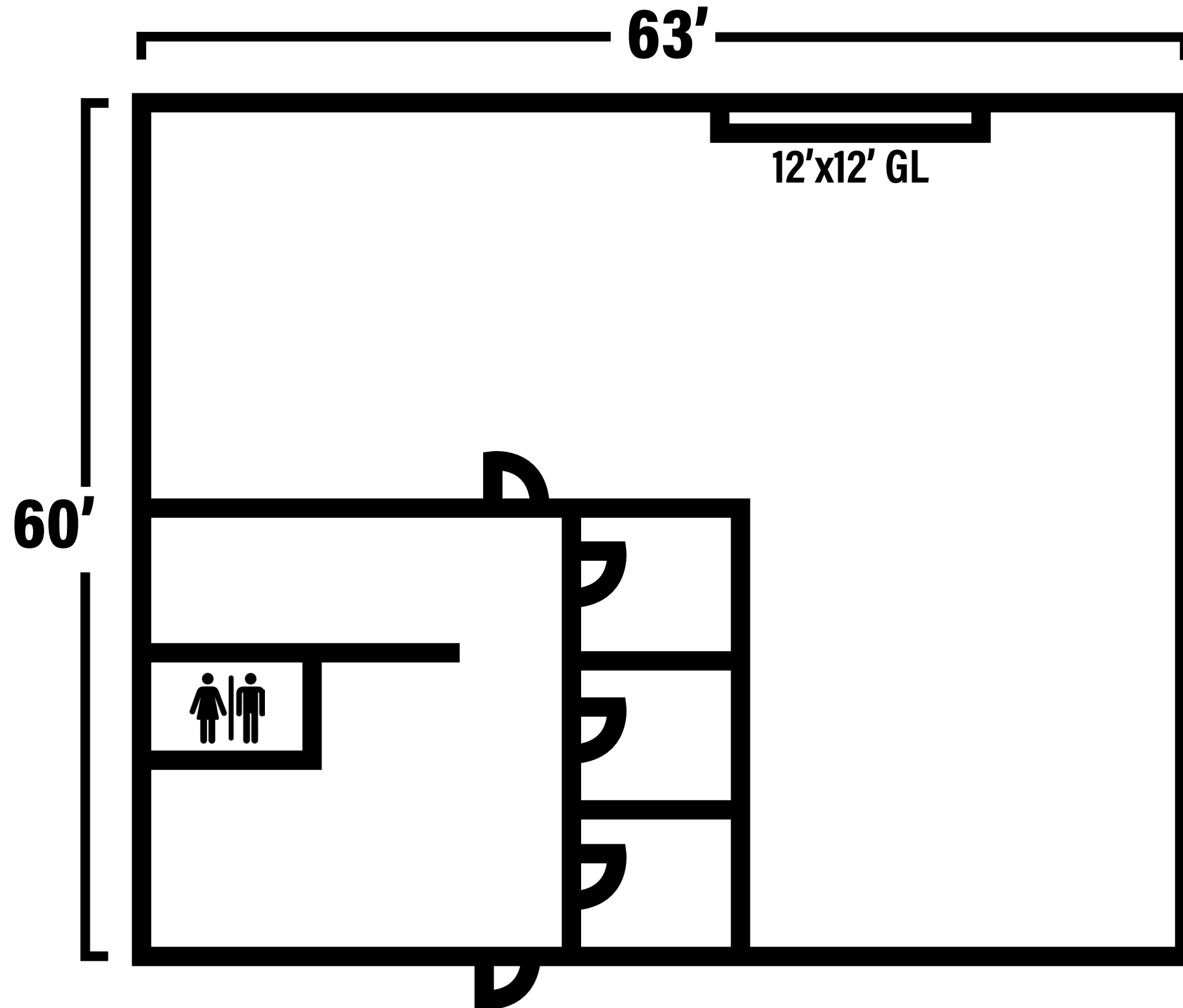
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