

FOR LEASE



DAYANA COMMERCIAL BUILDING

1197 East 3000 North (Highway 193) · Layton, UT 84040

■ PROPERTY SUMMARY

New construction on Highway 193, delivered as a shell so an incoming tenant builds the space out to its own operation. The metal-frame warehouse runs 5,047 SF under an 18-foot eave with three 12' x 12' grade-level overhead doors, and a two-story CMU block holds 1,223 SF of ground-floor office with roughly 1,200 SF more above. Power is set at 400 amps, 120/208V three-phase. Zoned M-1 on 0.63 acres with 14 stalls, a short drive from Hill Air Force Base — a fit for defense contractors, trades, and light-industrial users who would rather finish a new building their own way than retrofit an older one.

LEASE RATE

\$1.20/SF/MO

NNN · CAM \$0.20/SF/MO

■ BUILDING SPECS

WAREHOUSE	4,919 SF
GROUND-FLOOR OFFICE	1,158 SF
TOTAL BUILDING	6,944 SF
SECOND-FLOOR OFFICE	867 SF
OVERHEAD DOORS	Three — 12' x 12'
EAVE HEIGHT	18'-0"
POWER	400A, 120/208V 3Ø
CONDITION	Shell — Finish to Suit
PARCEL ID	09-482-0001
ZONING	M-1
LOT SIZE	0.63 Acres
PARKING	14 Stalls
PROPERTY TYPE	Industrial / Flex



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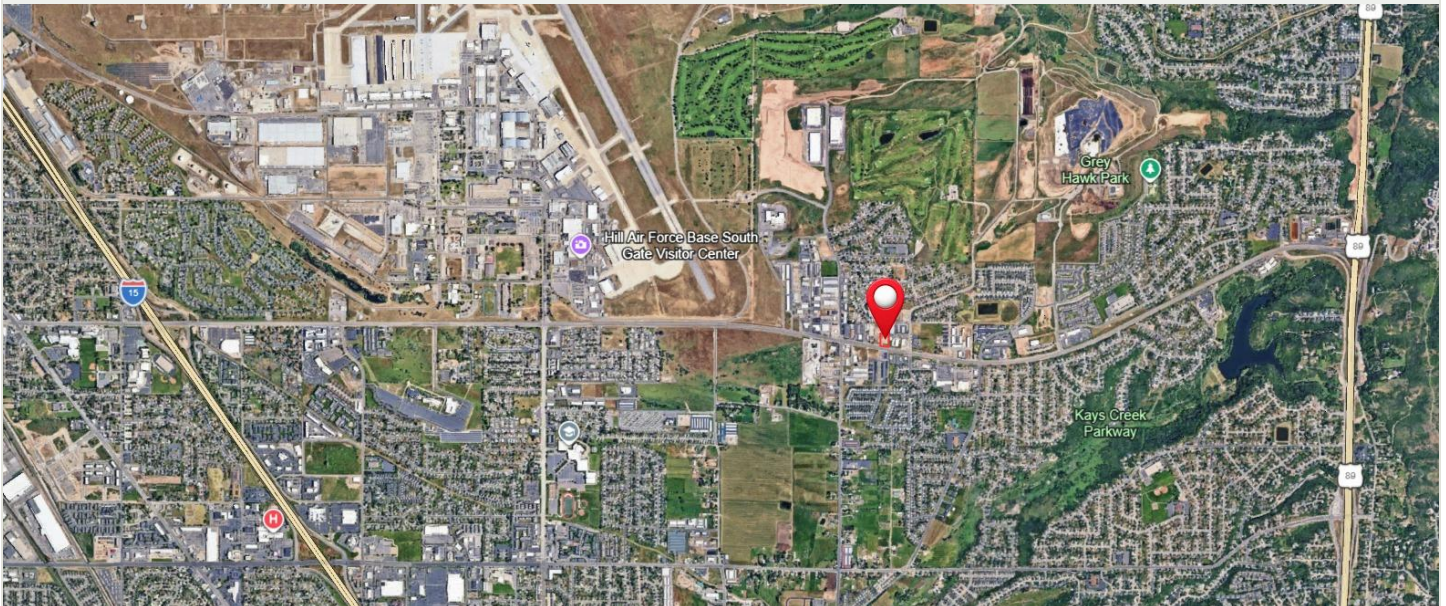
AERIAL VIEW



The building occupies Lot 1 of a three-lot industrial parcel fronting 3000 North — Highway 193 — the main east-west connector between I-15 and Highway 89 through Layton. Fourteen surface stalls sit south of the building with the drive approach off the highway, and power comes in underground from an existing utility vault on the parcel through a new transformer. The corridor is established light industrial, with Hill Air Force Base a short drive east and the I-15 interchange a few minutes west.

LOCATION

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Layton, UT 84040



■ HIGHWAY 193 FRONTAGE ■ 0.63 ACRES ■ 14 STALLS

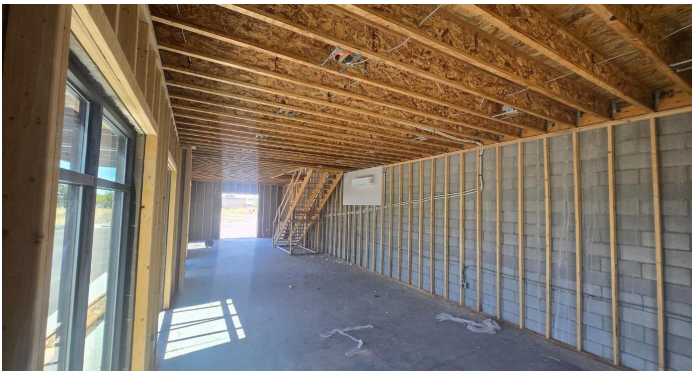


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ADDITIONAL PHOTOS



The warehouse bay runs 81'-5" wide on clear-span steel framing under an 18-foot eave, with no interior columns to plan around.



Framing at the office block — CMU on one side, stud wall on the other, delivered as shell for the tenant's own layout.



Second-floor framing above the block adds roughly 1,200 SF that can be finished as office or storage.

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