

# FOR LEASE

## 2,400 SF Flex Unit

7238 S. Airport Rd.  
West Jordan | UT 84084



### PROPERTY HIGHLIGHTS



#### TOTAL AVAILABLE SPACE

2,400 total square feet (double unit)  
-Office: 500 sq ft  
-Warehouse: 1,900 sq ft



#### CLEAR HEIGHT

14' in warehouse



#### LOADING DOORS

Two 12' tall ground-level doors



#### POWER SERVICE (estimated)

Single phase



#### ZONING

M-1 (Manufacturing) - allows for many uses



#### UNIT FEATURES

Storefront entrances, lots of natural light, large insulated overhead bay doors, gas heaters and central air



#### CRITICAL DATES

Available: Now



#### RENTAL INFORMATION

Base Rent: \$1.40 psf/month  
NNN: \$0.34 psf/month  
Free Base Rent: 1 month (subject to good credit and 3-yr. min. lease term)



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