

# FOR LEASE

Office / Warehouse Space

43,000 sqft. - 135,840 sq.ft.  
9.15 +/- Acres



# PROPERTY HIGHLIGHTS

848 S 2000 W  
Syracuse, UT 84075

- 43,000 - 135,840 sq.ft. office/ warehouse
- 9.15 +/- Acres
- Current use includes the storing, cleaning, processing, and packaging of produce
- Zoned Industrial
- Class A bulk distribution and Flex Space
- Clear Span Industrial Buildings
- Covered outdoor storage
- 497 +/- ft of frontage
- Shipping/receiving lobby
- Rear loading ramps
- 65'- 80' Clear span
- 480 2 Phase power
- 240 2 Phase power
- 4 total buildings
- 7 Loading docks



# LOCATION HIGHLIGHTS

- Conveniently situated for easy access to I-15, HWY 193, and the West Davis Corridor
- Proximity to restaurants, banks, shopping centers, industrial, office and residential living
- 30 minute drive to slc international airport
- Proximity to abundant skilled labor base



**Building 1:** built in 2017

## BUILDING 1

### OFFICE: 10,637 sq.ft.

- 7 executive suites (4 with private restrooms)
- 28' x 21' Conference room
- 37' x 26' weight/ exercise room
- 5 additional bathrooms (2 with showers)
- Lobby/ reception area w/ dual access for shipping and receiving

### WAREHOUSE: 46,200 sq.ft.

- Dimensions: 140' x 250'
- 68' x 175' and 68' x 225' clear span sections
- 26' max ceiling height
- 20' wall height
- Rear loading ramp
- 1000 sq.ft. break room
- 4 loading docks w/ 8x8 overhead doors
- 3 exterior overhead doors 14' x 14', 14 x 14', and 16' x 16'
- Two 4-stall bathrooms
- 5,872 sq.ft. of mezzanine storage
- Climate controlled

**Building 2:** built in 2010



## BUILDING 2

WAREHOUSE: 18,000 sq.ft.

- 120' x 150'
- Two 14' x 14' overhead doors
- 20' side wall height
- 26' max ceiling height
- Climate-controlled
- LED lighting

## BUILDING 3

WAREHOUSE: 18,000 sq.ft.

- 120' x 150'
- Two 14' x 14' overhead doors
- 20' side wall height
- 26' max ceiling height
- Climate-controlled
- LED lighting

**Building 3:** built in 2016





**Building 4:** built in 1941, updated in 2008, 2016

## BUILDING 4

### OFFICE: 3,520 sq.ft.

- Three large executive offices  
1 with private bath
- Lobby/ Reception area
- 30' x 21' Conference room
- Two additional bathrooms
- Break Room with Kitchen

### WAREHOUSE: 42,963 sq.ft.

- 6 separate sections w/  
driveable access between them
- Ceiling heights range  
from 12'-20'
- 3 loading docks with  
8' x 8' doors
- Seven 16' x 12' Overhead Doors
- Two 16 x 12' Overhead  
Interior Passage Doors
- Climate-controlled
- 40' x 120' x 20' Covered  
outdoor storage



# PROXIMITY TO

- Conveniently situated for easy access to I-15, HWY 193, and the West Davis Corridor
- Hill Air Force Base
- Job Corps
- Robust Workforce
- Salt Lake City
- Outdoor Recreation
- Freeport Center
- Lifetime Products
- Walmart
- Restaurants
- Banks



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