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HIGHLIGHTS

Flexible \pm 4,000 SF industrial facility suitable for warehouse, shop, service, or office operations.

Secure, fenced \pm 0.17-acre yard ideal for equipment storage, fleet parking, and outdoor operations.

Excellent accessibility with direct access to Highway 30 and convenient connectivity to Interstate 15 and Interstate 86.

Functional site layout featuring ample parking, truck maneuverability, and efficient circulation.

Well-suited for contractors, service businesses, equipment operators, distributors, and warehouse users.

DETAILS

BLDG SIZE: 4,000 SF

YARD SPACE: 0.17 Acres (Approx.)

SUBLEASE RATE: Contact Agent

SUBLEASE TYPE: NNN

POWER: 3-Phase

GRADE DOORS: 3

11,500 VPD

GARRETTWAY

TOK
COMMERCIAL



SPORT MOTORS
RV & TRAILER

~0.17 ACRE YARD

HERITAGE
LANDSCAPE SUPPLY

2ND AVE

CONNER ST

HIGHWAY 30

11,500 VPD

EASILY ACCESSIBLE OFF OF HIGHWAY 30 WITH AMPLE YARD SPACE

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EASY CONNECTIVITY TO ALL MAJOR HIGHWAYS & INTERSTATES