



FOR SUBLEASE

1261 South 650 West
Farmington, UT 84025

- 32' Clear Height
- 3 Phase Power
- Fiber Available

±25,364 SF | INDUSTRIAL

Property Specs

LEASE RATE	\$1.15 PSF/NNN
TOTAL SF	±25,364 SF
YEAR BUILT	2022
TOTAL ACREAGE	±9.41 Ac
TYPE	Industrial Warehouse/Distribution
ZONING	Light Industrial
TAX ID	080800117

- Sublease through Dec 31, 2030
- Class A Building
- 32' Clear Height
- Fiber Available
- Adjacent to new West Davis Corridor
- 3-Phase Power
- Station Park Proximity



OR TEXT 23762 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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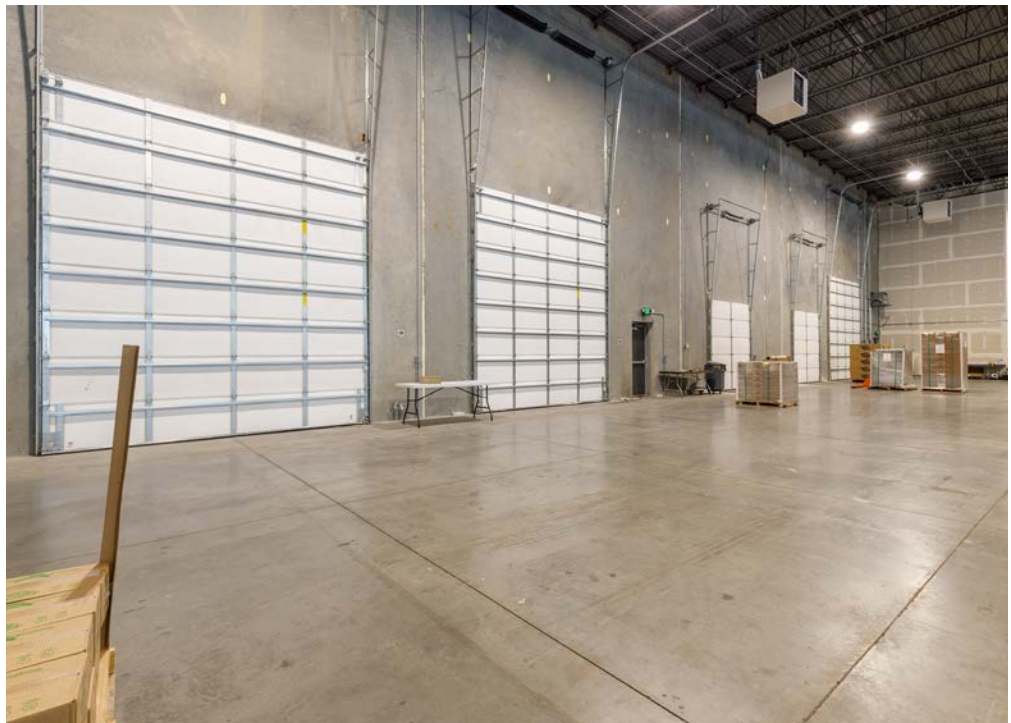
SUMMARY

PHOTOS





PHOTOS

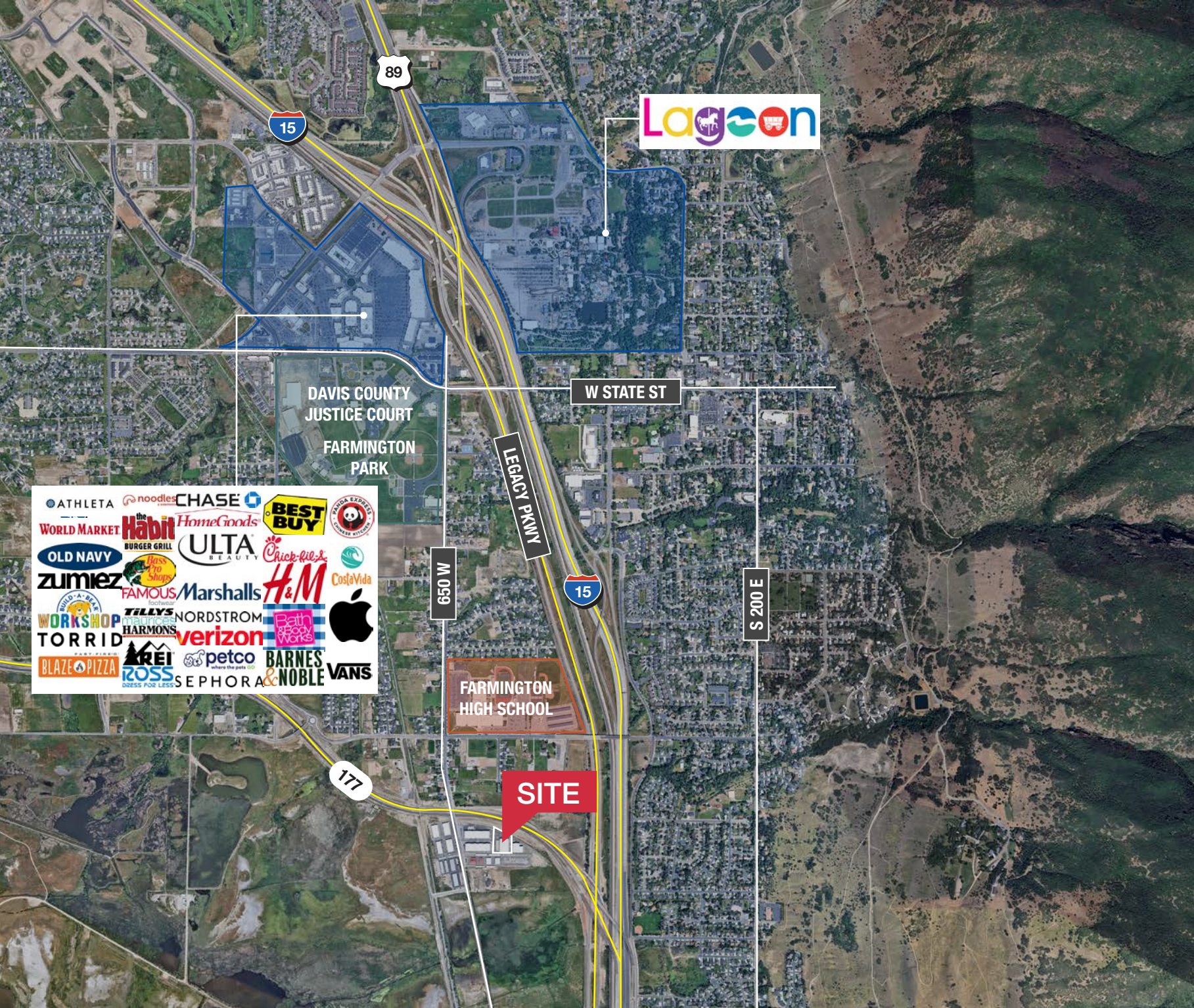




PHOTOS



AREA MAP



DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2025 Population	4,793	33,219	77,888
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	1,312	10,311	24,382
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$143,253	\$156,691	\$152,124

Traffic Counts

STREET	AADT
200 West	8,388
State Street	11,728

Cities Nearby

Las Vegas, Nevada	416 miles
Denver, Colorado	518 miles
Phoenix, Arizona	657 miles
Los Angeles, California	683 miles
San Antonio, Texas	1,308 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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