

**FOR LEASE**

# 3,250 SF FLEX SPACE IN LAYTON INDUSTRIAL PARK

## Property Highlights

- Size: 3,250 SF total  
2,280 SF stacked office  
970 SF warehouse
- Lease Rate: \$1.28 PSF NNN
- Loading: 12' x 14' grade level door
- Clear Height: 20'
- Power: 3-phase
- Zoned: M-2
- Year Built: 2005
- Monument Sign available
- Multiple easy routes to I-15

**Josh Wangsgard, MBA**  
Principal Broker

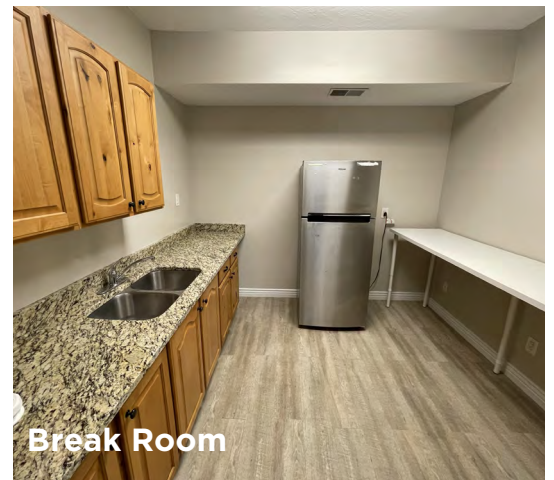
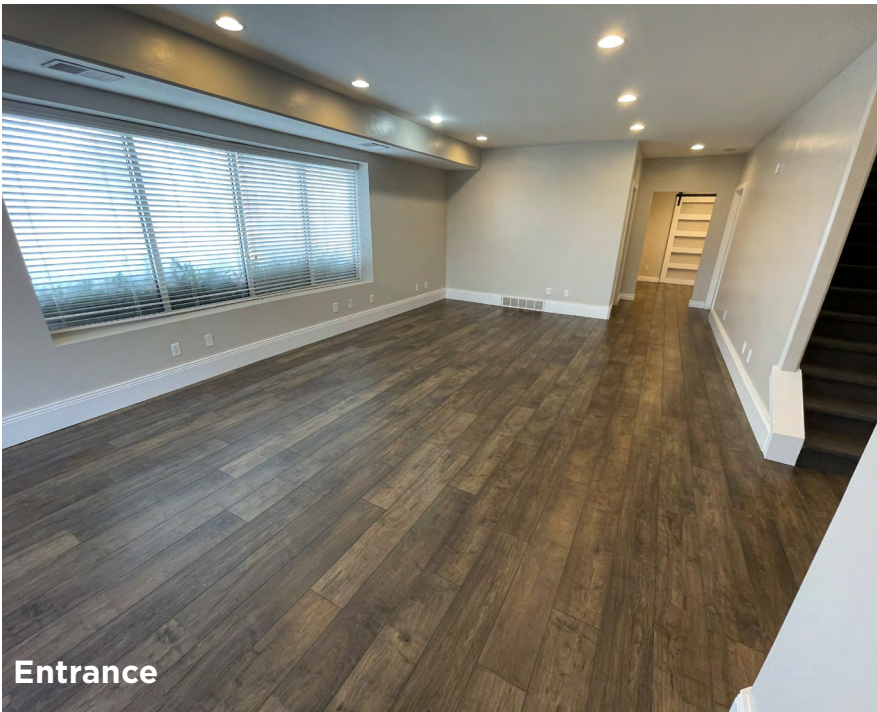
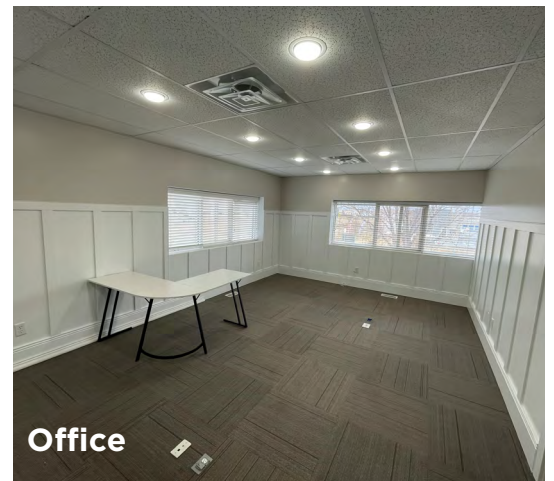
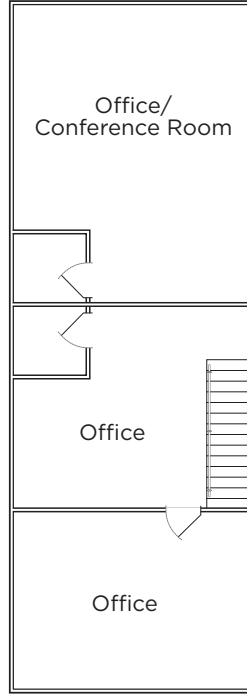
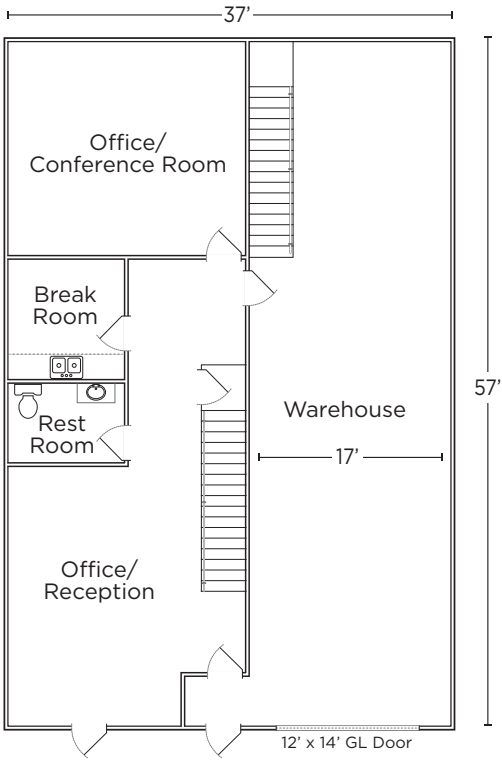
+1 801 721 8535

josh.wangsgard@cushwake.com

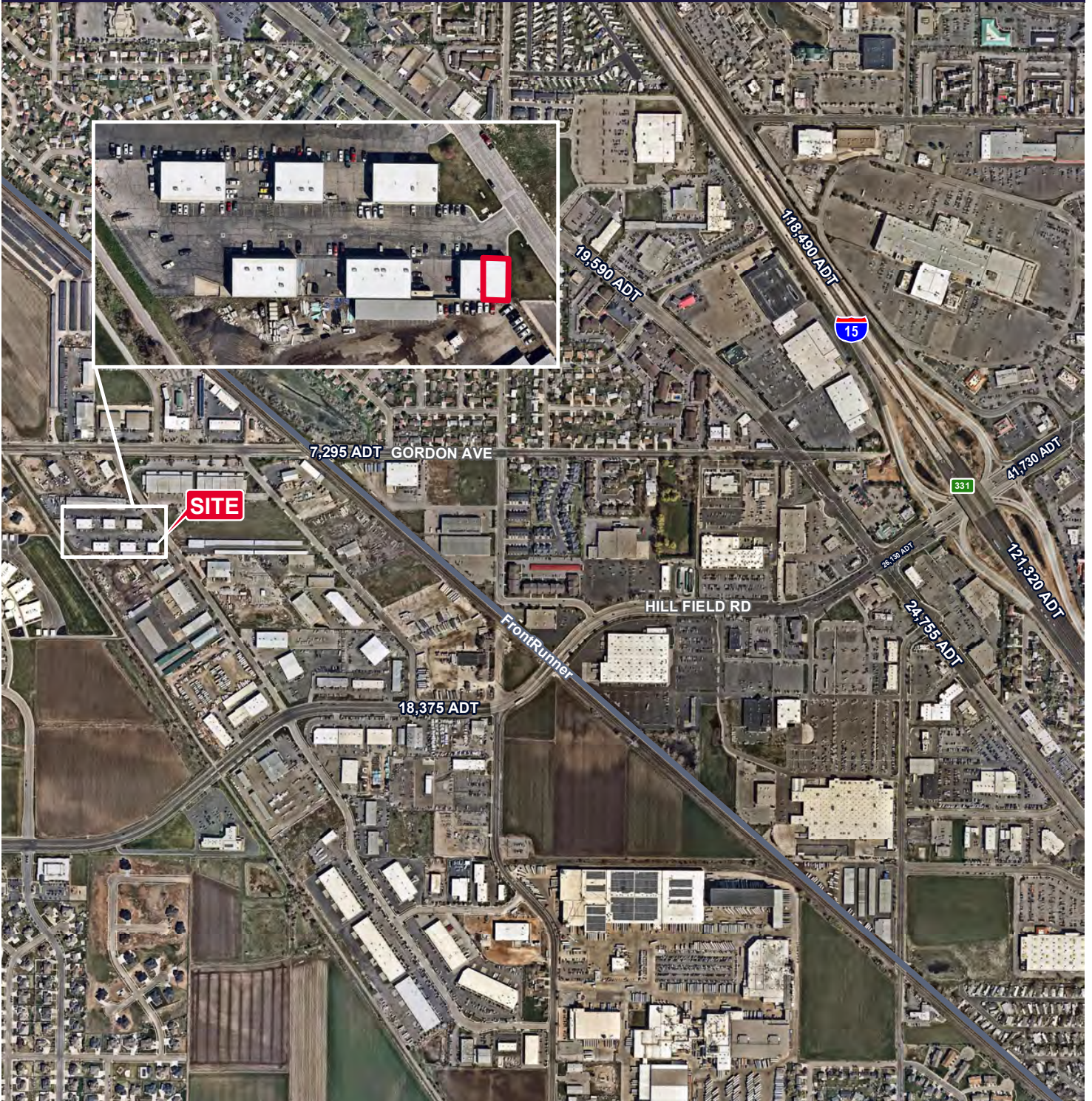
cushmanwakefield.com

**First Floor**

**Second Floor**



# Marshall Way Flex Space, Unit A 893 North Marshall Way, Layton, UT 84041



**Josh Wanggard, MBA**  
Principal Broker  
+1 801 721 8535  
josh.wanggard@cushwake.com

**CUSHMAN & WAKEFIELD**  
cushmanwakefield.com