



**FOR LEASE**

# WAREHOUSE & YARD

4369 COPPER HILLS PARKWAY  
WEST JORDAN, UTAH

## PROPERTY SUMMARY

3,040 SF industrial space featuring ±2,400 SF warehouse with overhead door plus ~640 SF of finished office on two levels. Includes ±3,500 SF of fully fenced yard, ideal for storage, staging, or secure operations. Additional truck parking available, providing excellent functionality.

PROPERTY ADDRESS	4369 COPPER HILLS PARKWAY WEST JORDAN, UTAH 84088
SQUARE FEET	3,040 SF
LIST PRICE	\$1.25 SF (NNN)
CAM FEES	\$.20 SF
SPACE BREAKDOWN	Warehouse: 2,400 SF GL Door: 12' x 16' Clear Height: 15' Private Offices: 2 Restrooms: 1 Parking Stalls: 4 Yard Area: 3,500 SF (APPROX) Additional Truck Parking Spaces Available



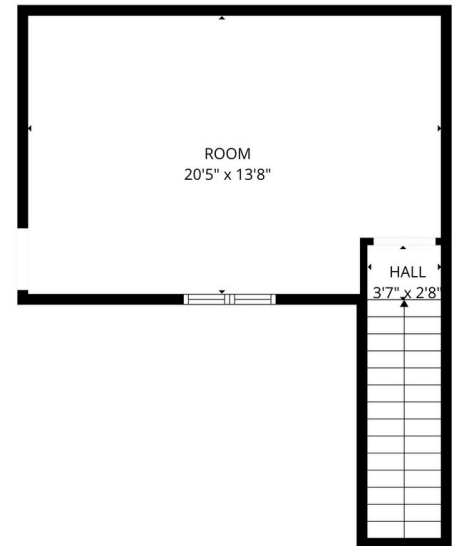
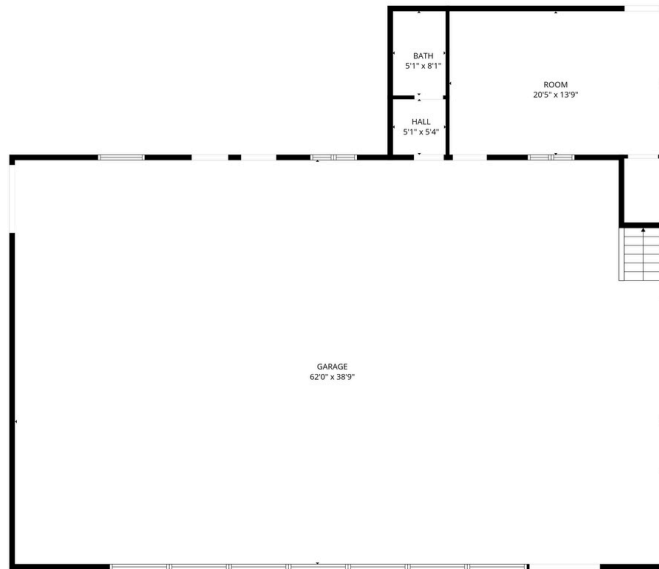
**ADAM D. VON MAACK, JD**  
ADAM@ACRESUTAH.COM  
801.913.6157

**RYAN EVANS**  
RYAN@ACRESUTAH.COM  
801.860.9090

**ALIGN**  
COMPLETE REAL ESTATE SERVICES



## FLOOR PLAN



ADAM D. VON MAACK, JD  
ADAM@ACRESUTAH.COM  
801.913.6157

RYAN EVANS  
RYAN@ACRESUTAH.COM  
801.860.9090

**ALIGN**  
COMPLETE REAL ESTATE SERVICES