



# FOR LEASE

- ✓ ± 1,862 SF on ± 0.32 Acre
- ✓ Owners Retiring after 38 Years
- ✓ Established Car Lot on Corner Location
- ✓ Office/Showroom | Open Warehouse
- ✓ Two 10' x 10' Overhead Doors
- ✓ Lighted Parking Lot | Illuminated Sign
- ✓ Zoned Roy City Manufacturing
- ✓ Direct Access to Freeway & Roads
- ✓ MLS #2164073



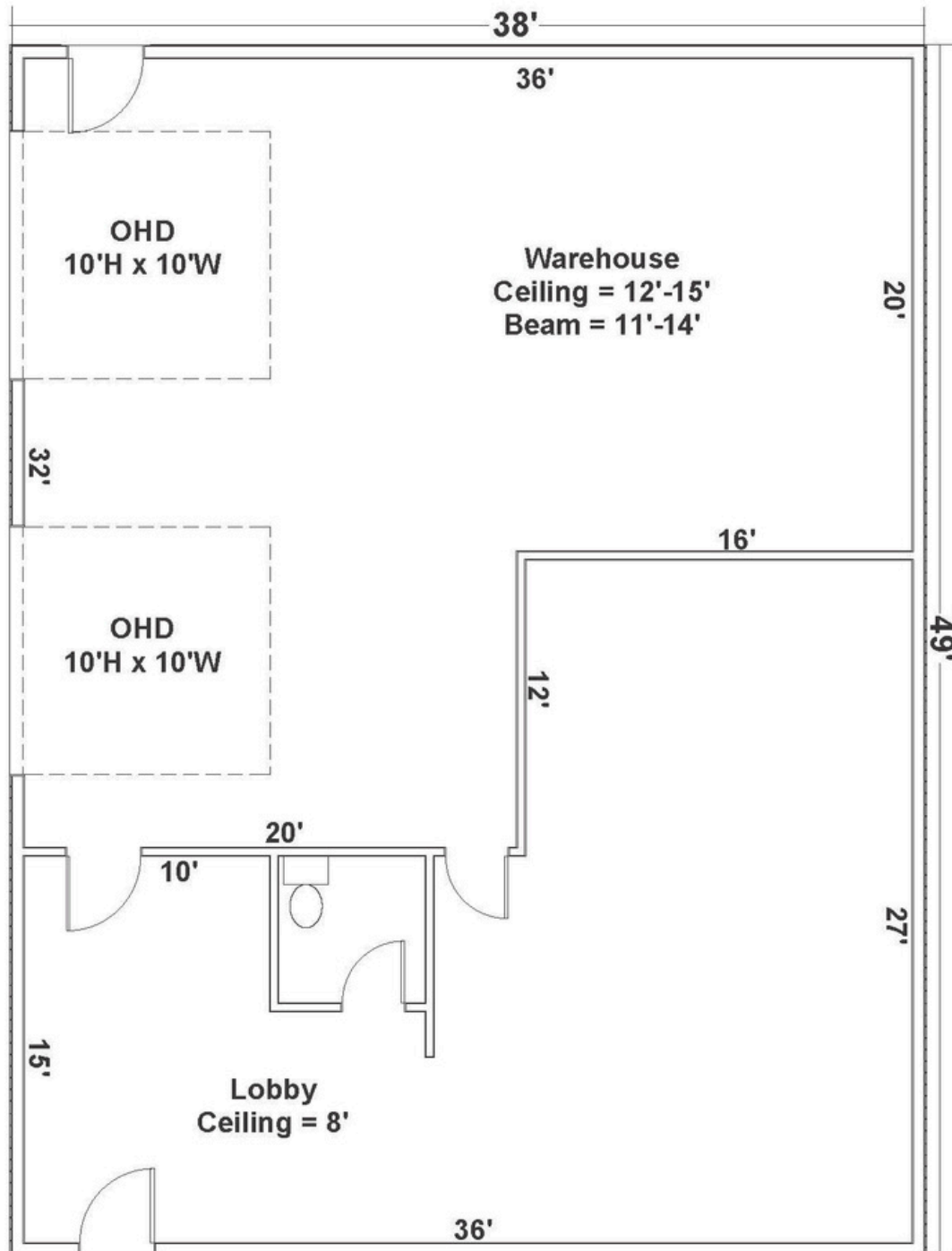
**\$3,997.00/NNN**

**3349 South 1900 West  
Roy, Utah 84067**

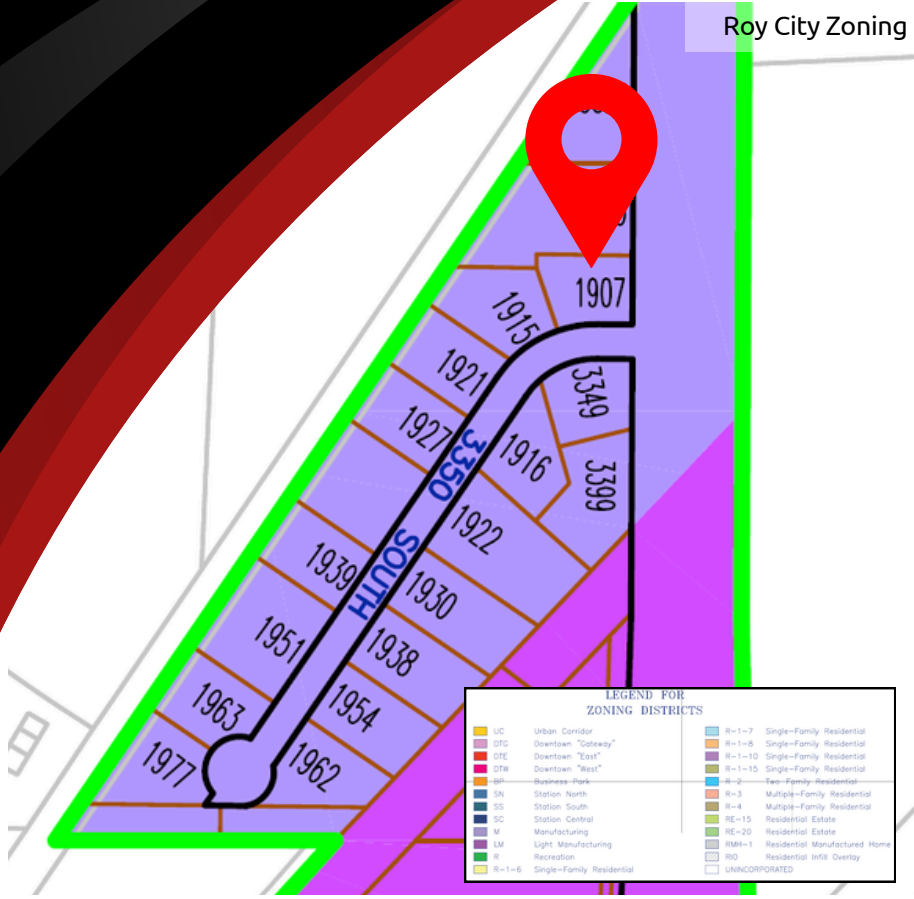
**CREST**  
REALTY

# Floor Plan

Warehouse = 1,050 SqFt  
Office = 812 Sq Ft  
Total = 1,862 Sq Ft



## Roy City Zoning



1900 West

2024 AADT = 17,000

3349 S 1900 W  
ROY, UT 84067



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# Contact Us



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