

7,500 SF - Completely Remodeled- Heavy Power

ADVENT
PROPERTY ADVISORS

2542 South 3400 West, West Valley City, Utah



1,000 Amps 3 Phase Power

Property Details

- Total Size: 7,500 SF
Office: 1,325 SF
Warehouse: 6,175 SF
Doors: (2) 10'x12' Ground Level
Clear Height: 15' Clear
Power: 1,000 Amps, 208 Volt, 3 Phase
- Completely remodeled with new paint, flooring, LED lighting, and epoxied warehouse floor
 - Great layout with reception, private offices, break area, and two restrooms
 - Floordrains with grease interceptor and monitoring manhole
 - Radiant heating in the warehouse
 - Swamp cooler in the warehouse
 - Ample parking with 25 parking stalls
 - Great location with freeway access within minutes of the site

**LEASE RATE \$1.50 PSF,
MG**



Bob Mills
385.988.6477
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Riley Mills
385.988.6478
riley@adventut.com

Advent Property Advisors: 5284 S. Commerce Drive, #C-274, Murray, UT

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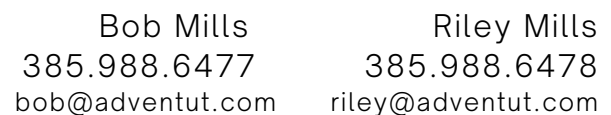
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10' x 12' GL

10' x 12' GL

NORTH



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