

# Hutch Cove Business Park

74 E 13065 S, Draper, UT 84020



100%  
Leased

## FOR SALE

Single-Tenant Investment

### ±2,445 SF of Condo/Office Space

Leased to Garney Companies, Inc.

**\$1,275,000 | ~7.0% Cap**

### PROPERTY INFORMATION

- **Single-Tenant Office Condo** — Leased Investment
- **Tenant: Garney Companies, Inc.** — largest water/wastewater contractor in the U.S. (\$2B+ revenue, employee-owned)
- **Lease:** Gross | up to/Through June 2031 | 4% annual bumps
- **Current Rent:** \$7,250/mo

CONTACT:

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### SaltCanyon

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- **Building Class:** A
- **Zoning:** Light Industrial / Commercial
- **Total Building:** 29,958 SF | Lot: 2.93 Acres
- **Parking:** 8 stalls (2.7:1,000 SF) | I-15 visibility
- **Total Units in Complex:** 11

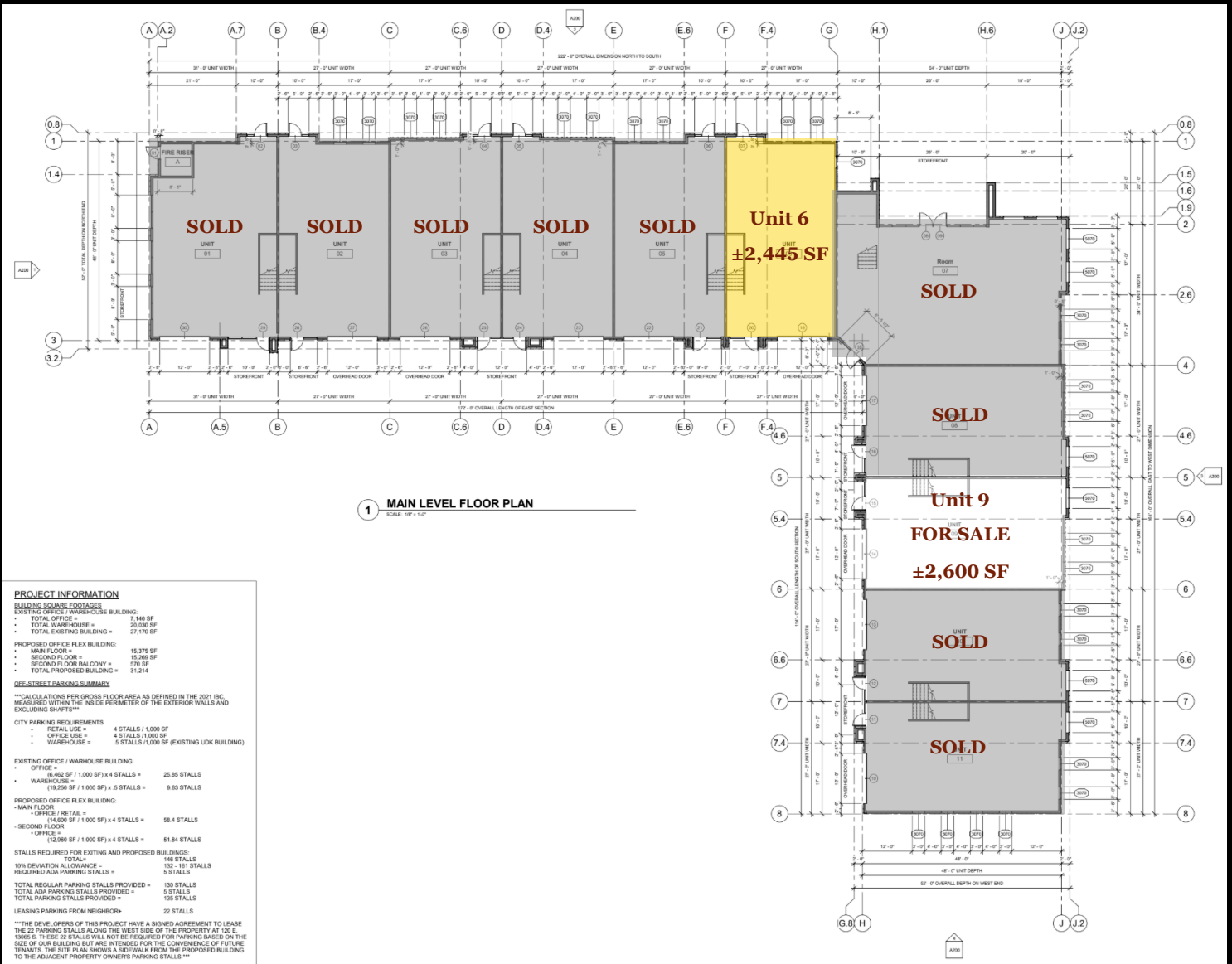
# Unit Information



- Unit Size: ±2,445 SF, two-story
- Dimensions:
  - Main floor: 55' deep, 25' wide
  - Clear Height: 12' on main floor, 10' on 2nd floor
  - 10'x10' glass overhead door
- Condition: Fully built out and occupied — turnkey income, no buildout cost or downtime
- Sale Type: Investment
- Signage & Visibility: Strong exposure along I-15 freeway
- Flexible zoning supports office, retail, or industrial use — broad re-leasing options

# Site Plans

## Hutch Cove Business Park Site Map



**PROJECT INFORMATION**

**BUILDING SQUARE FOOTAGES**

- EXISTING OFFICE / WAREHOUSE BUILDING
- TOTAL OFFICE = 7,148 SF
- TOTAL WAREHOUSE = 20,336 SF
- TOTAL EXISTING BUILDING = 27,484 SF

**PROPOSED OFFICE FLEX BUILDING**

- MAIN FLOOR = 15,375 SF
- SECOND FLOOR = 15,269 SF
- SECOND FLOOR BALCONY = 576 SF
- TOTAL PROPOSED BUILDING = 31,214 SF

**NET-STREET PAVING SUMMARY**

\*\*\*CALCULATIONS PER CROSS SECTION AREA AS DEFINED IN THE 2011 IBC. MEASURED WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS AND EXCLUDING SHAFTS\*\*

- CITY PARKING REQUIREMENTS**
- RETAIL USE = 4 STALLS / 1,000 SF
  - OFFICE USE = 4 STALLS / 1,000 SF
  - WAREHOUSE = 5 STALLS / 1,000 SF (EXISTING LEK BUILDING)

**EXISTING OFFICE / WAREHOUSE BUILDING:**

- OFFICE = 6,843 SF / 1,000 SF x 4 STALLS = 25.65 STALLS
- WAREHOUSE = 19,258 SF / 1,000 SF x 5 STALLS = 9.63 STALLS

**PROPOSED OFFICE FLEX BUILDING:**

- MAIN FLOOR OFFICE / RETAIL = 14,800 SF / 1,000 SF x 4 STALLS = 59.2 STALLS
- SECOND FLOOR OFFICE = 15,269 SF / 1,000 SF x 4 STALLS = 61.08 STALLS
- SECOND FLOOR OFFICE = 15,269 SF / 1,000 SF x 4 STALLS = 61.08 STALLS

STALLS REQUIRED FOR EXISTING AND PROPOSED BUILDINGS:

- TOTAL = 148 STALLS
- 10% DEVIATION ALLOWANCE = 152 STALLS
- REQUIRED ADA PARKING STALLS = 5 STALLS

TOTAL REGULAR PARKING STALLS PROVIDED = 130 STALLS

TOTAL ADA PARKING STALLS PROVIDED = 5 STALLS

TOTAL PARKING STALLS PROVIDED = 135 STALLS

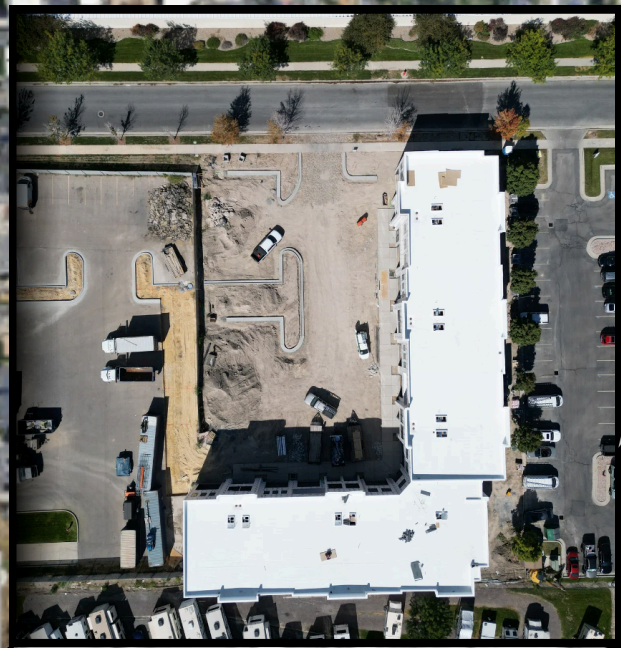
LEASING PARKING FROM NEIGHBOR = 22 STALLS

\*\*\*THE DEVELOPERS OF THIS PROJECT HAVE A SIGNED AGREEMENT TO LEASE THE 22 PARKING STALLS ALONG THE WEST SIDE OF THE PROPERTY AT 120 E. 13065 S. THESE 22 STALLS WILL NOT BE REQUIRED FOR PARKING BASED ON THE SIZE OF OUR BUILDING BUT ARE INTENDED FOR THE CONVENIENCE OF FUTURE TENANTS. THE SITE PLAN SHOWS A SIDEWALK FROM THE PROPOSED BUILDING TO THE ADJACENT PROPERTY OWNERS PARKING STALLS\*\*

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# Hutch Cove Business Park Map

Airborne Draper



# Draper

300 E

300 E

300 E