

# Hutch Cove Business Park

74 E 13065 S, Draper, UT 8402 | Draper, UT



Brand  
New  
Spaces!

## FOR SALE

Individual or Combined Units

### 2,600 SF of Condo Office Space

Standard End Unit (2,600 SF): **\$895,000.00**

#### PROPERTY INFORMATION

- Flex Warehouse & Office Condos for Sale
- **Scheduled Completion:** January 2026
- **Total Building Size:** 29,958 SF
- **Lot Size:** 2.93 Acres
- **Zoning:** Light Industrial / Commercial zoning
- **Total Units in Complex:** 11

CONTACT:

## Matthew Kelly

Owner

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### SaltCanyon

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- **Parking Ratio:** Ample parking (2.7:1000 SF)
- I-15 freeway visibility
- **Typical Construction:** Two-story condo units, wood-frame shell condition
- **Building Class:** A

# Unit Information



- Unit Sizes: 2,600 SF to 2,800 SF per unit (combined units available)
- Dimensions:
  - Main floor: 55' deep, 25' wide
  - Clear Height: 12' on main floor, 10' on 2nd floor
  - 10'x10' glass overhead door
  - Two-story unit design
- Delivery Condition: “Gray shell” condition - allows for flexibility on buildout
- Sale Type: Owner-user / Investment buyer
- Signage & Visibility: Strong exposure along I-15 freeway
- Good for retail, office, and industrial use

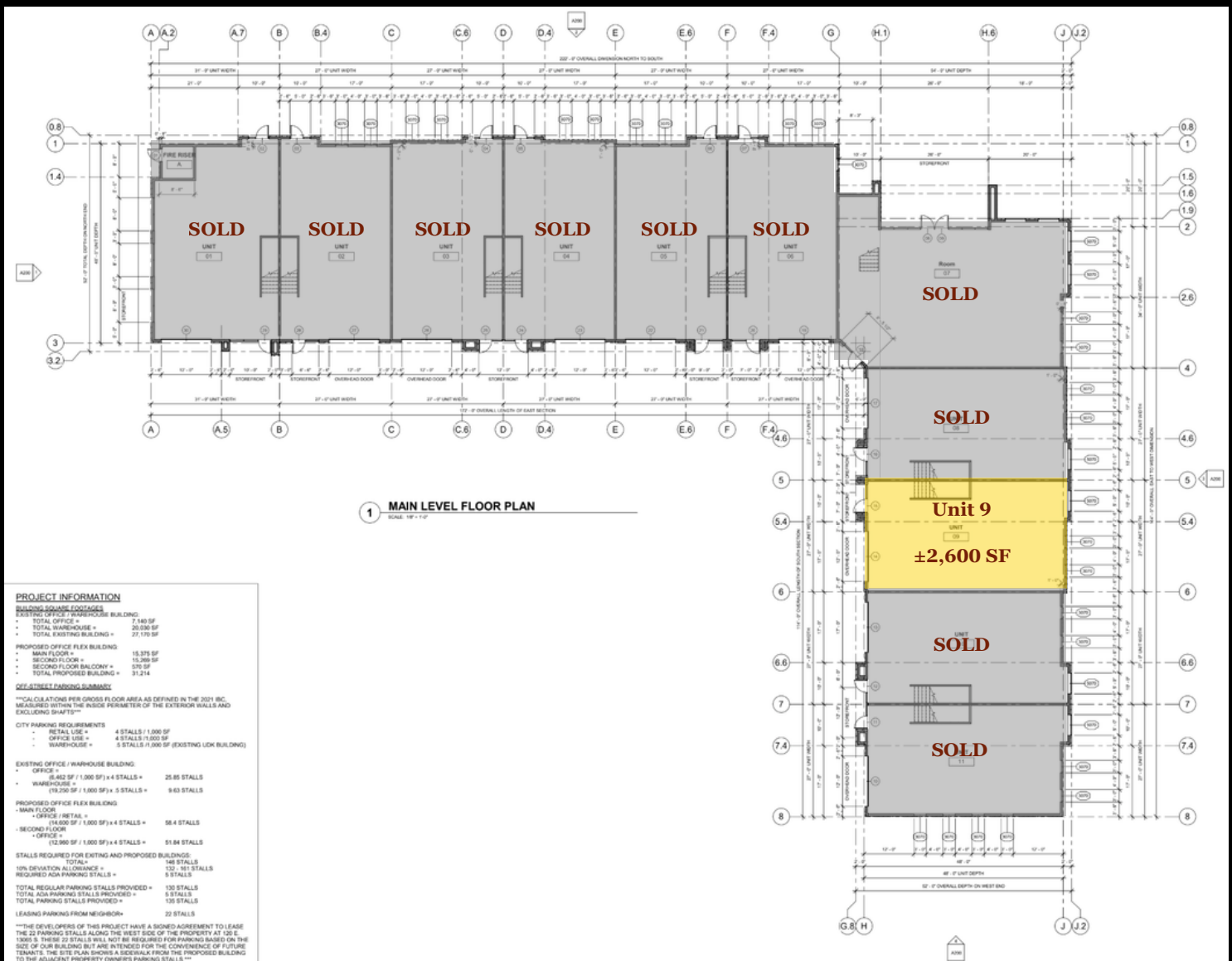


**SaltCanyon**  
Brokerage

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# Site Plans

## Covent Garden Business Park Site Map



74 E 13065 S, Draper, UT 8402 Draper, UT

# Hutch Cove Business Park Map



LIVING SPACES

UDK  
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