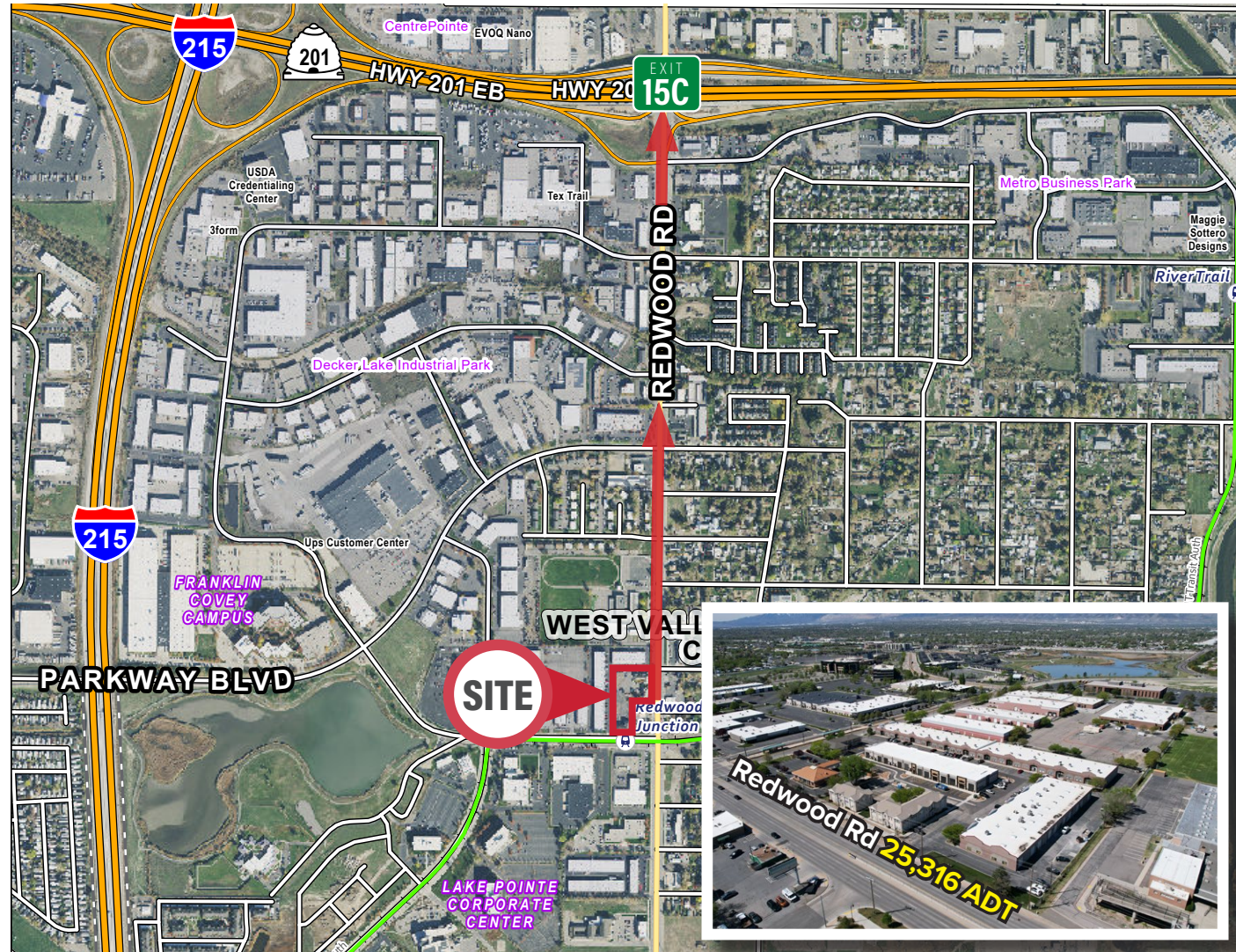


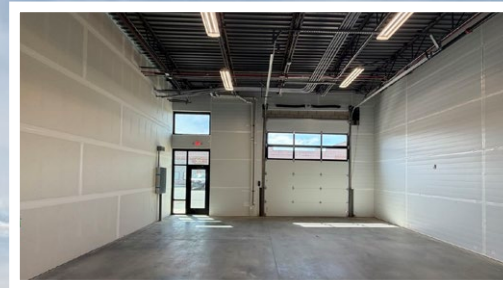
CARTER WEBSTER INDUSTRIAL

2726 South Redwood Road | West Valley City, UT 84119



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FOR LEASE

\$1.60-\$1.75 PSF/Month NNN

Property Highlights

- Building Size: 19,184 SF
- Unit Sizes: 1,044 SF - 1,840 SF
- Fifteen (15) Total Units
- Clear Height: 16'8"
- Twenty (20) 12'x14' Grade Level Doors
- Automatic Fire Sprinkler System
- Parking Stalls: -31 Dedicated
- One (1) Restroom Per Unit
- One (1) Shop Sink Per Unit
- Power: 225 Amp 120/208 Y 3-Phase 4-Wire Per Unit
- LED Lighting Throughout Warehouse
- Gas Forced Heat Throughout Warehouse
- Zoning: M (Manufacturing)
- Construction Type: CMU Block
- Lot Size: 2.4 Acres
- Access: Easy Access off Redwood Road
- Location: Located in the Highly Desirable West Valley City Submarket

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	9,816	108,918	374,604
2029 PROJECTED POPULATION	9,177	109,995	394,303
2024 EST. DAYTIME POPULATION	12,902	97,987	257,024
2024 EST. AVG HH INCOME	\$71,941	\$82,546	\$98,772
2024 EST. HOUSEHOLDS	3,125	38,351	148,788
2024 EST. BUSINESSES	824	6,363	18,583

Contact

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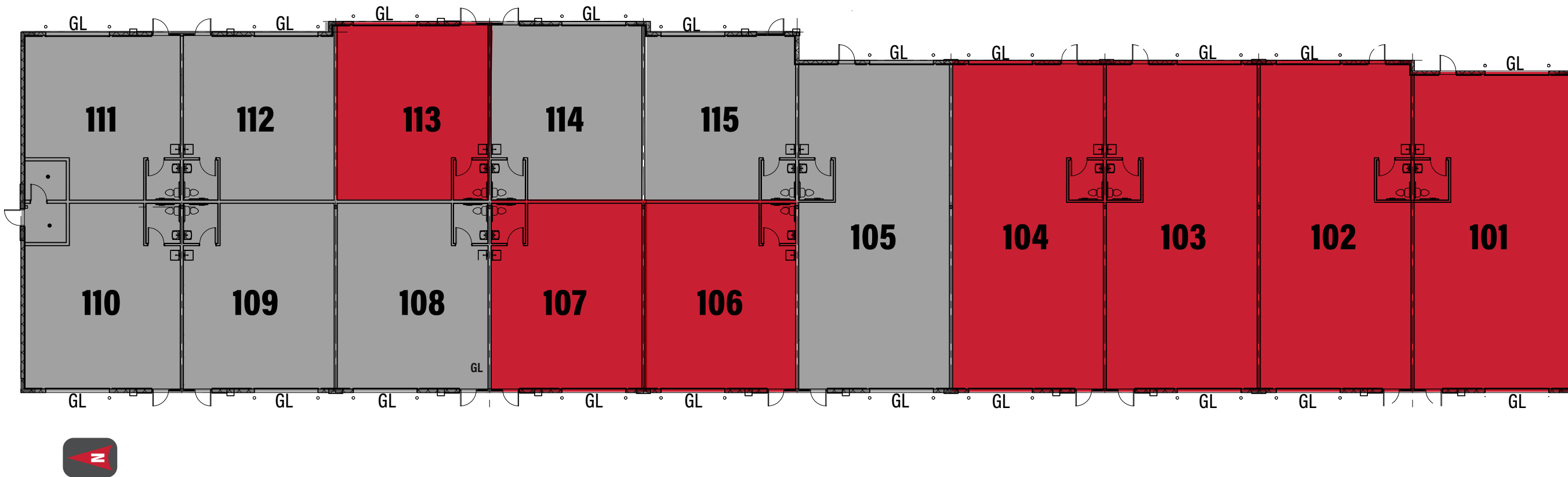
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UNIT	SIZE (SF)
101	1,840
102	1,817
103	1,817
104	1,817
105	1,817
106	1,044
107	1,044
108	UNAVAILABLE
109	UNAVAILABLE
110	UNAVAILABLE
111	UNAVAILABLE
112	UNAVAILABLE
113	1,044
114	UNAVAILABLE
115	UNAVAILABLE
LIMITED COMMON	115

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