



FREESTANDING INDUSTRIAL BUILDING WITH SECURED YARD

Property Highlights

- Building: 7,600 SF Total
(6,400 SF Warehouse / 1,200 SF Office)
- Yard: ± 0.3 Acres of Secured IOS Included;
Expandable to up to ± 0.9 Acres
- Power: 3-Phase Power | 480V | 400 Amps
- Loading: Eight (8) 10' $\times$ 12' Grade-Level
Doors
- Zoning: M-2 Industrial - Ideal for
Manufacturing, Fabrication, Contractors,
Fleet Operations & Equipment Storage
- Location: Easy access to Interstates I-15
and I-84
- Lease Rate: Contact Agent



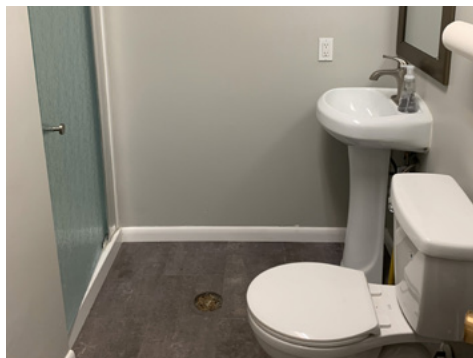
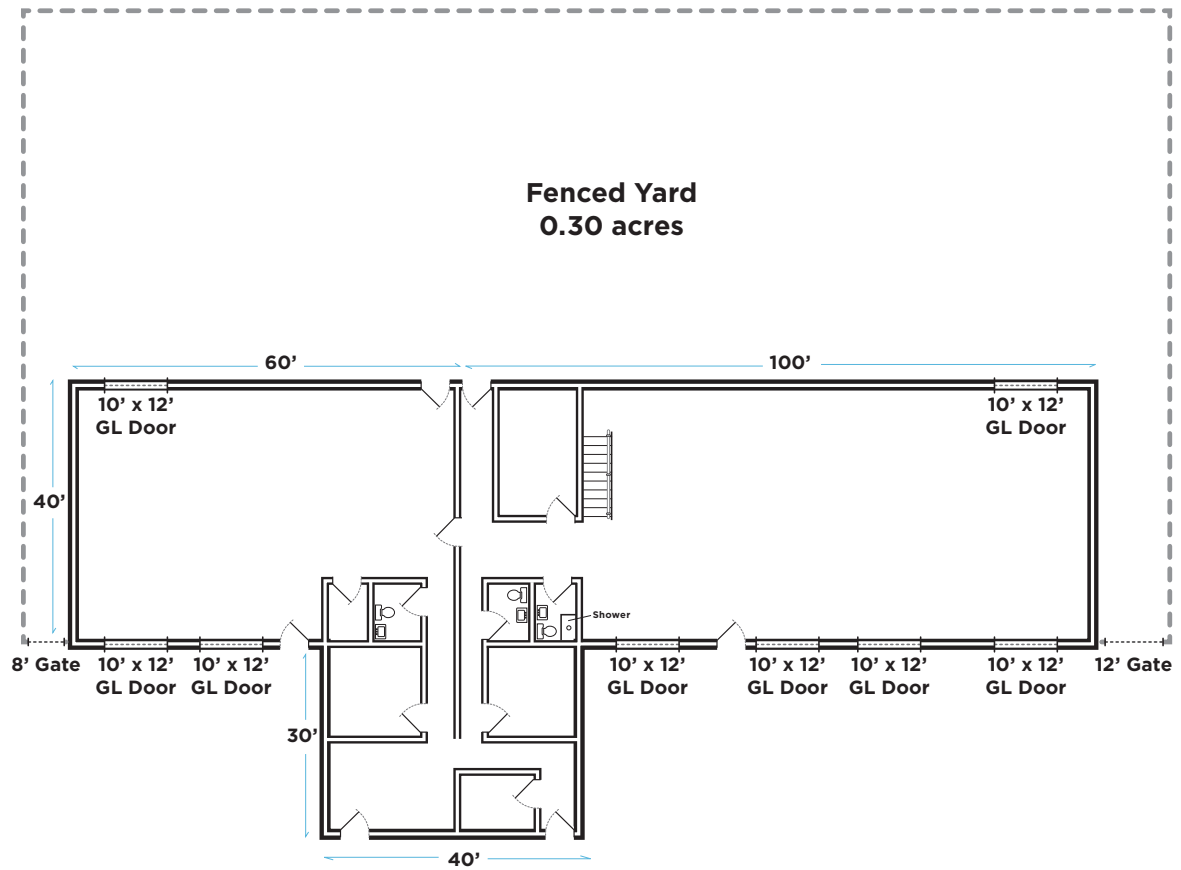
Josh Wangsgard (Owner/Agent)
Principal Broker

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Floor Plan



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