



**the
northwood
group**

PROPERTY FOR SALE OR LEASE

Kaysville Business Park Warehouse

570 N Sportsplex Drive

Kaysville, UT 84037



PROPERTY SUMMARY

This Light Industrial (LI) zoned asset is situated within the well-established Kaysville Business Park. The site is designed for operational efficiency, providing essential infrastructure for light manufacturing, warehousing, and distribution activities. Key logistical advantages include substantial paved yard space and excellent access to major transportation arteries. The facility is located immediately proximate to Interstate 15 (I-15), ensuring reliable connectivity across the Wasatch Front metropolitan area. This building provides a solid foundation for businesses requiring functional space in a high-growth Davis County location.

BUILDING SPECS

Sale Price:	\$7,600,000
Lease Price:	\$1.20/sf/month - NNN
CAM Fee:	\$0.20/sf/month
Office:	5,250 sf
Warehouse:	23,425 sf
Total Square Feet:	28,275 sf
Year Built:	2002
Parking:	48 stalls
Power:	400 amp 208-3 Phase
Dock Doors:	3
Ground Level Door:	1 (10' X 10')
Clear Height:	22'
Parcel ID:	11-931-0001
Zoning:	LI (Light Industrial)

AERIAL VIEW

