

FOR LEASE

Flex Unit - Suite C-1

2575 South 2700 West
West Valley City | UT 84119



AUTOMOTIVE USES ALLOWED!



PROPERTY HIGHLIGHTS



TOTAL SIZE

202 SF Office (1 private)
393 SF Mezz. Office (2 private)
2,983 SF Warehouse
3,578 SF TOTAL



CLEAR HEIGHT

16' in warehouse



LOADING DOORS

(1) ground-level door (12' x 14')



FIRE SPRINKLERS

Yes



ZONING

M (Manufacturing) - allows many uses, including automotive repair



POWER SERVICE

200amps, 3phase (tenant to verify)



LOCATION

Quick access to I-215, I-15 & I-80



LEASE RATE

\$4,284.40 ~~4,794.40~~ - Base Rent (\$1.19 psf)
\$ 715.60 - NNN (\$0.20 psf)
\$5,000.00 ~~5,500.00~~ - TOTAL per month



AVAILABILITY DATE

June 2026



JASON HAGBLOM

President/Principal Broker
NEXUS Commercial Real Estate

📞 | 801.860.5030

✉ | jason@nexuscres.com

🌐 | www.nexuscres.com

📍 | 1192 E Draper Parkway
Suite 501
Draper, UT 84020

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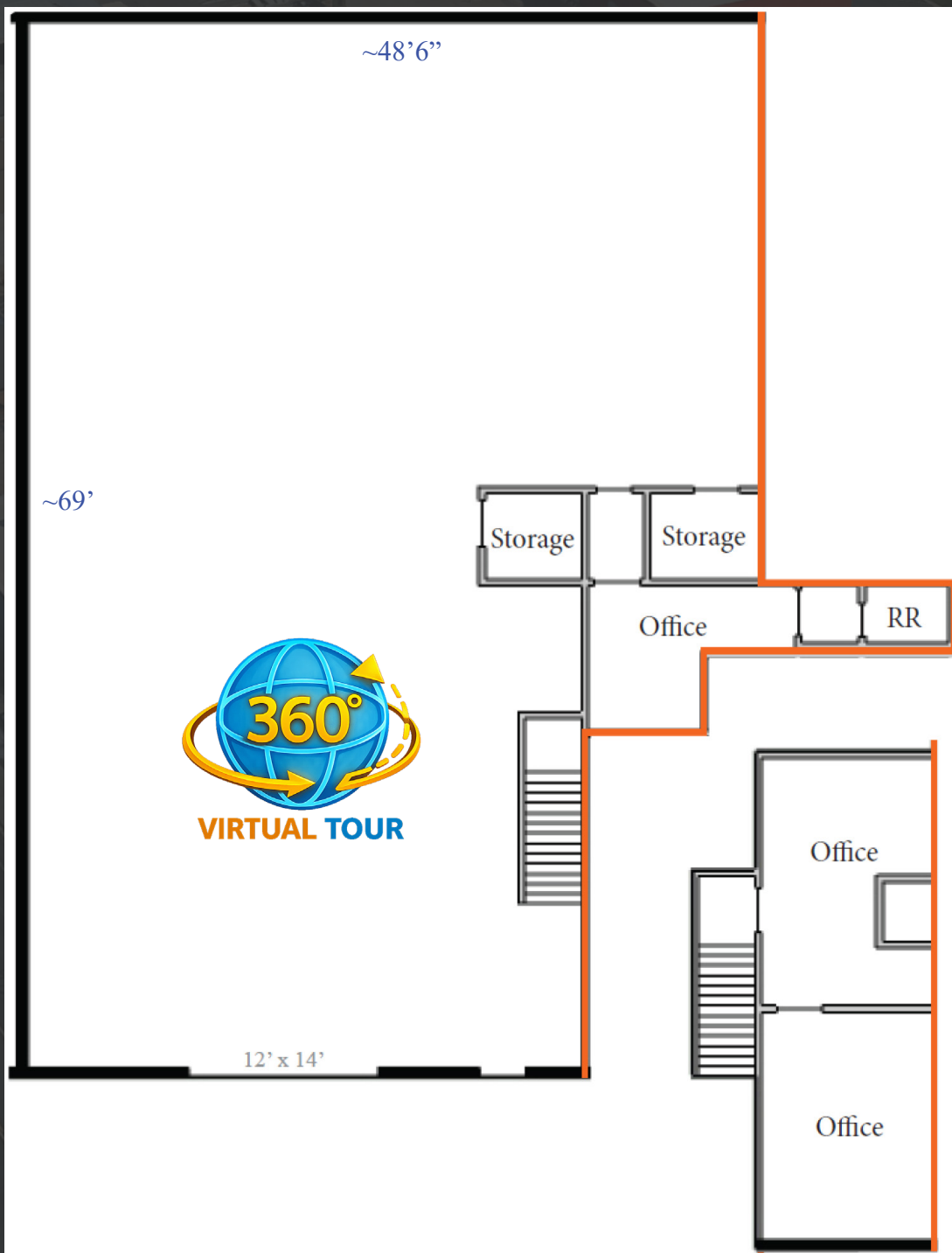
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