



FOR LEASE

- ✓ Units B & C ± 5,000 SF Available
- ✓ Zoned Roy City Manufacturing
- ✓ Ready for Tenant Improvements
- ✓ Open Warehouse + Office/Showroom
- ✓ Three 14' x 12' Overhead Doors
- ✓ 3-Phase Power | High Ceilings
- ✓ Direct Access to Freeway & Roads
- ✓ Can be Divided
- ✓ MLS #2159273

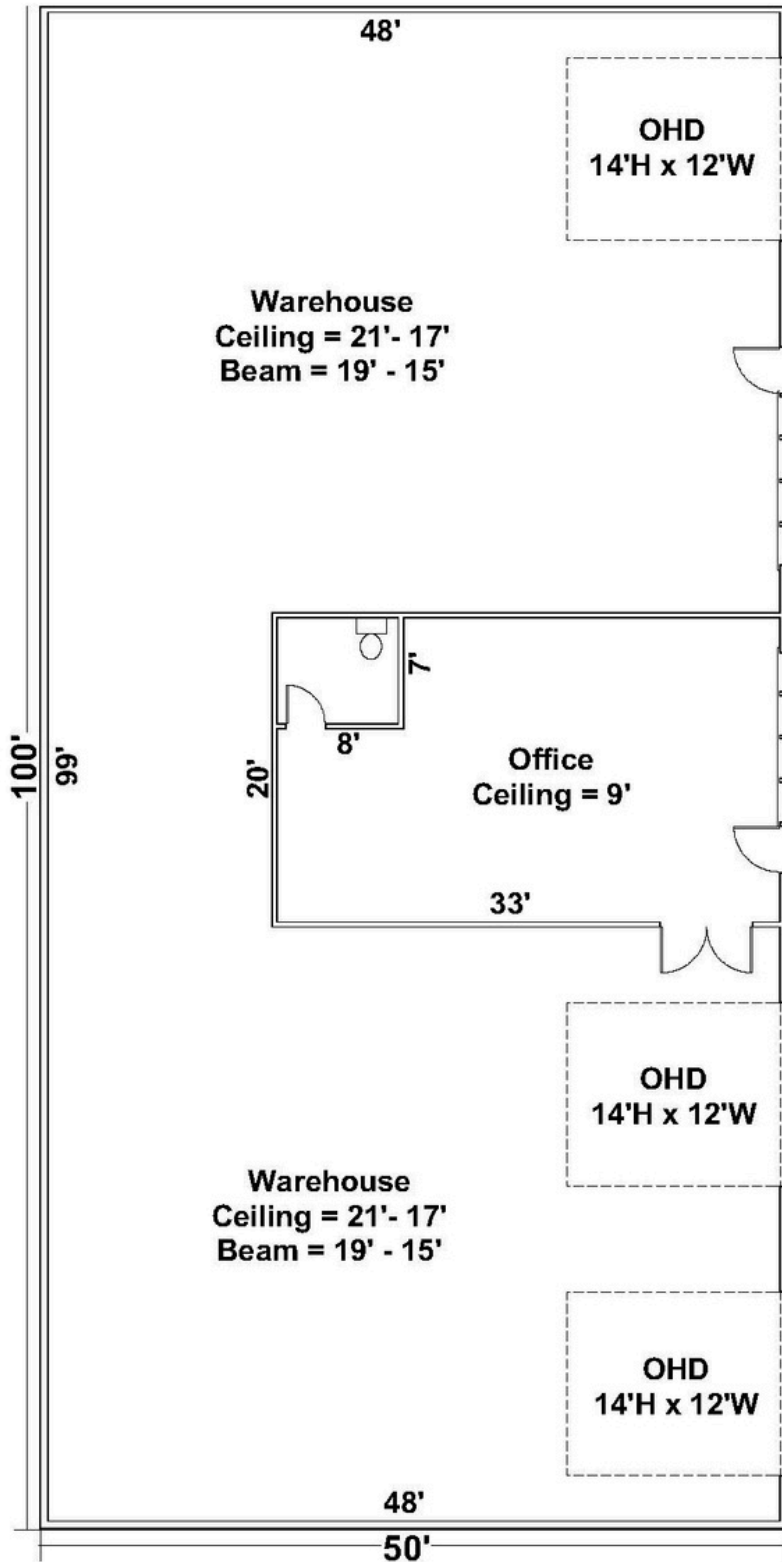


\$1.00/SF/NNN

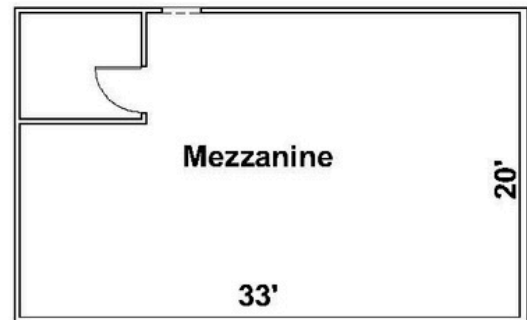
**1938 W 3350 S
Roy, Utah 84067**

CREST
REALTY

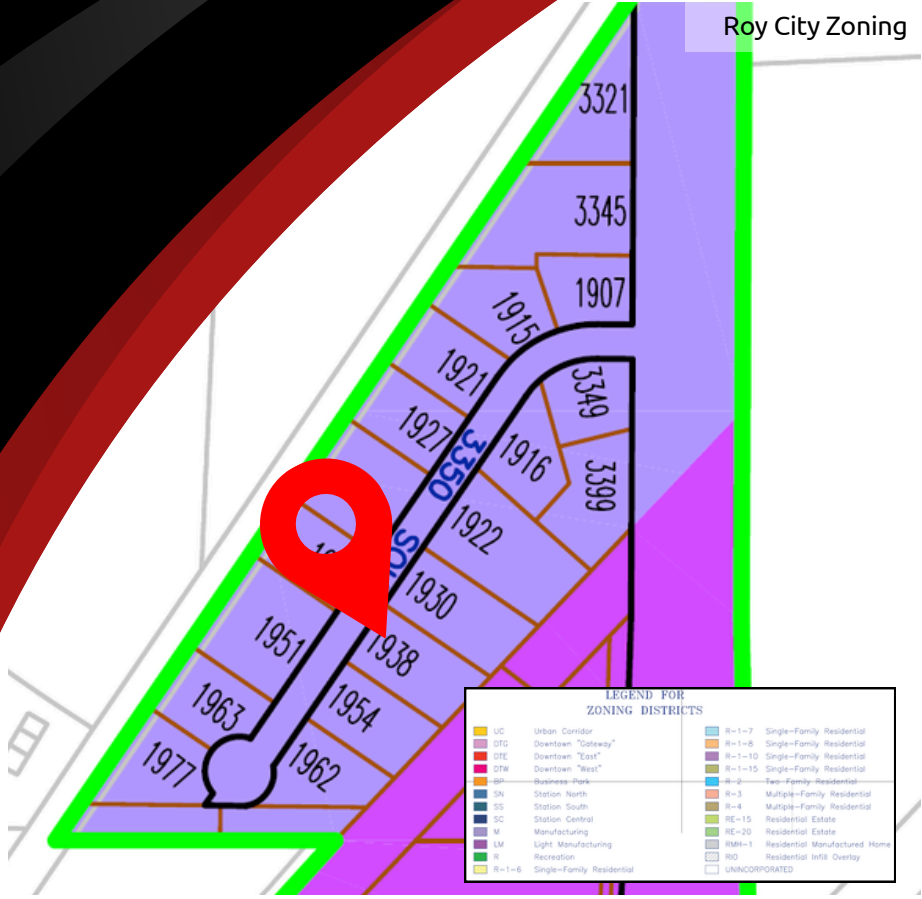
Floor Plan



Warehouse = 4,340 Sq Ft
Office = 660 Sq Ft
Mezzanine = 660 Sq Ft
Total = 5,660 Sq Ft



Roy City Zoning



LEGEND FOR ZONING DISTRICTS

UC	Urban Corridor	R-1-7	Single-Family Residential
DTG	Downtown "Gateway"	R-1-8	Single-Family Residential
DTE	Downtown "East"	R-1-10	Single-Family Residential
DTW	Downtown "West"	R-1-15	Single-Family Residential
BPN	Business Park	R-2	Two-Family Residential
SN	Station North	R-3	Multiple-Family Residential
SS	Station South	R-4	Multiple-Family Residential
SC	Station Central	RE-15	Residential Estate
M	Manufacturing	RE-20	Residential Estate
LM	Light Manufacturing	RMH-1	Residential Manufactured Home
R	Recreation	RDO	Residential Infill Overlay
R-1-6	Single-Family Residential		UNINCORPORATED



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