

FOR LEASE

Lease Rate: \$.95/SF/month NNN

Flex Warehouse

14807 South Heritagecrest Way | Bluffdale | Utah | 84065



Property Information

Unit A:

- 5,259 sq. ft. total
 - 2,424 sq. ft. warehouse
 - 1,155 sq. ft. production
 - 1,680 sq. ft. main level office
- 1,680 sq. ft. mezzanine (not included in SF)
- (1) 12' x 14' GL door
- (1) 8' x 8' DH Door/mechanical leveler

Unit B:

- 6,800 sq. ft. total
 - 4,000 sq. ft. warehouse
 - 1,400 sq. ft. main level office
 - 1,400 sq. ft. 2nd floor office
- (1) 12' x 14' GL door
- (1) 8' x 8' DH Door/mechanical leveler

Additional Information:

- 19' Clear Height
- 200 Amp 208v 3 Phase Power
- Skylights
- NNN's estimated at \$.25/SF/month
- Easy Access to I-15 at 14600 South
- Within 5 minutes of Bangerter Highway
- I-1 Zone
- Near "The Point", a 600 acre master-planned development site designed for office, retail and multi-family use

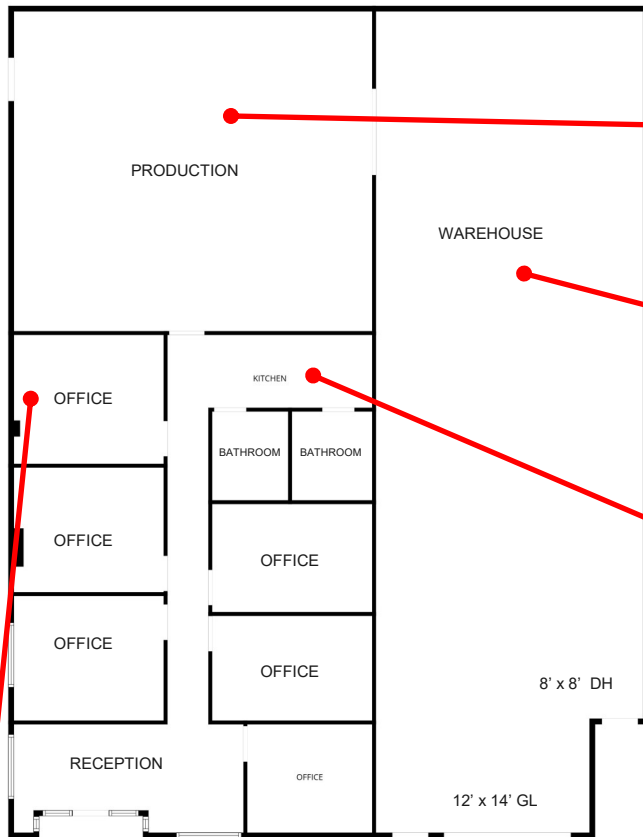
CONTACT:

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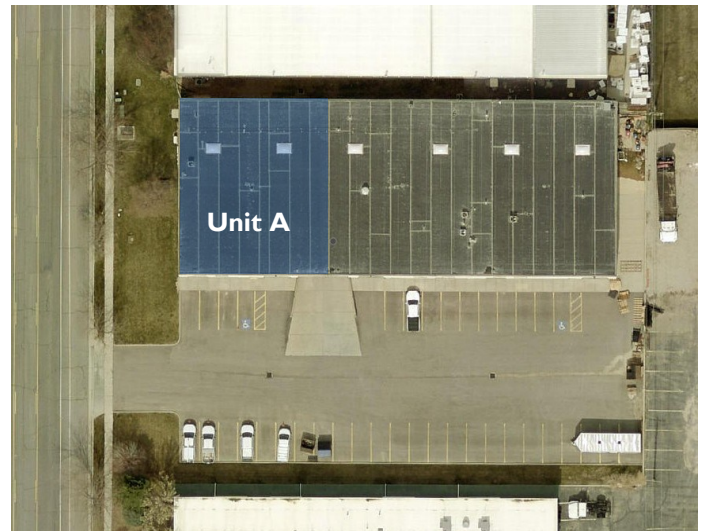
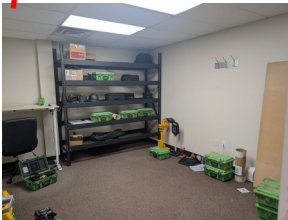
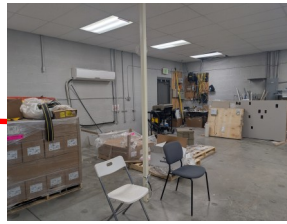
KREA
Knight Real Estate Advisors

Warehouse

14807 South Heritagecrest Way, Bluffdale



MAIN FLOOR



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Warehouse

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The Point is a 600 acre master-planned development site designed for 2 million square feet of office space, 3,000 multi-family units and 222,000 square feet of retail and restaurants.

The
POINT



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