

# FOR LEASE BY OWNER

FLEX INDUSTRIAL · FOOD MANUFACTURING · LIVE / WORK · WEST VALLEY CITY, UT

TOTAL AREA  
**12,302 SF**

AVAILABLE  
**For Lease**

FLEX INDUSTRIAL + FOOD MANUFACTURING + LIVE / WORK

## 7095 W 3500 S

West Valley City, Utah 84128

NNN

Two-Story

Live / Work

UDAF Approved

DOCK



ASKING RATE

**\$1.02** / SF / Mo + NNN

MONTHLY BASE RENT

**\$12,548.33** NNN + \$0.28/  
SQFT / Mo

PROPERTY TYPE

Flex Industrial · Food Mfg.

### PROPERTY OVERVIEW

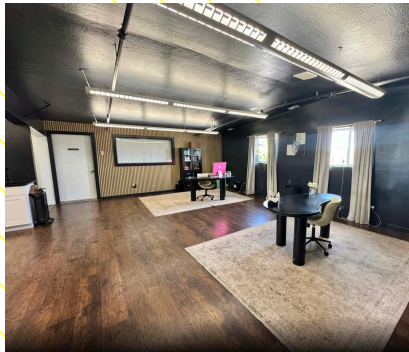
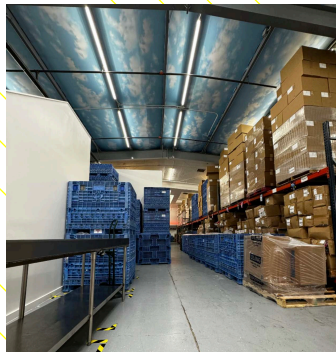
A production-ready, two-story flex facility ideally configured for operators ready to scale. This rare offering combines a fully approved commercial kitchen, high-capacity warehouse, and modern office environment with a live/work condo component — all under one roof. Designed to eliminate buildout time and maximize operational efficiency, this property serves as the ideal headquarters for food brands, co-packers, and e-commerce businesses seeking immediate occupancy.

### SPACE BREAKDOWN

**12,302**

TOTAL SQUARE FEET

WAREHOUSE 17' Clear Ht.	<b>3,824 SF</b>
OFFICE SPACE	<b>2,933 SF</b>
COMMERCIAL KITCHEN	<b>2,357 SF</b>
KITCHEN (SECONDARY)	<b>444 SF</b>
CONDO / OFFICE	<b>390 SF</b>
OTHER	<b>1,488 SF</b>
PARKING SPACES	<b>12</b>



## Melinna Macias

OWNER · DIRECT CONTACT

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The information contained herein has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation. All areas and dimensions are approximate.



### Retail Lobby

Entry lobby / storefront ready



### Steam Shower

Large steam shower in live/work



### Full Kitchen

Break room kitchen on floor 2



### Loading Dock

Grade level · recessed dock

## FLOOR PLANS

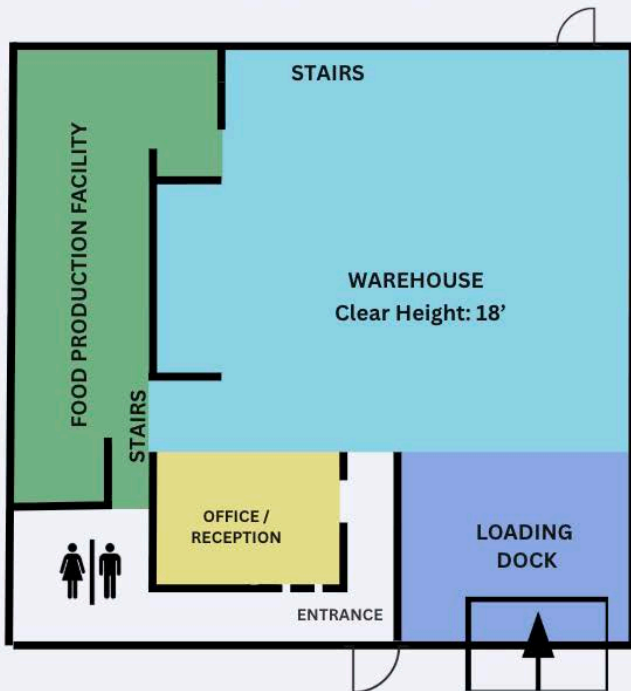
### Floor 1 — Ground Level

- Food Production / Commercial Kitchen
- Warehouse — 3,824 SF · 17' Clear Height
- Loading Dock (Grade Level)

### Floor 2 — Upper Level

- 4 Private Offices
- Kitchen / Break Room
- 2 Additional Rooms / Offices
- Large Steam Shower
- Hallway + Restroom
- Open Mezzanine View to Floor 1
- Staircase Access

## FLOOR 1



## FLOOR 2

