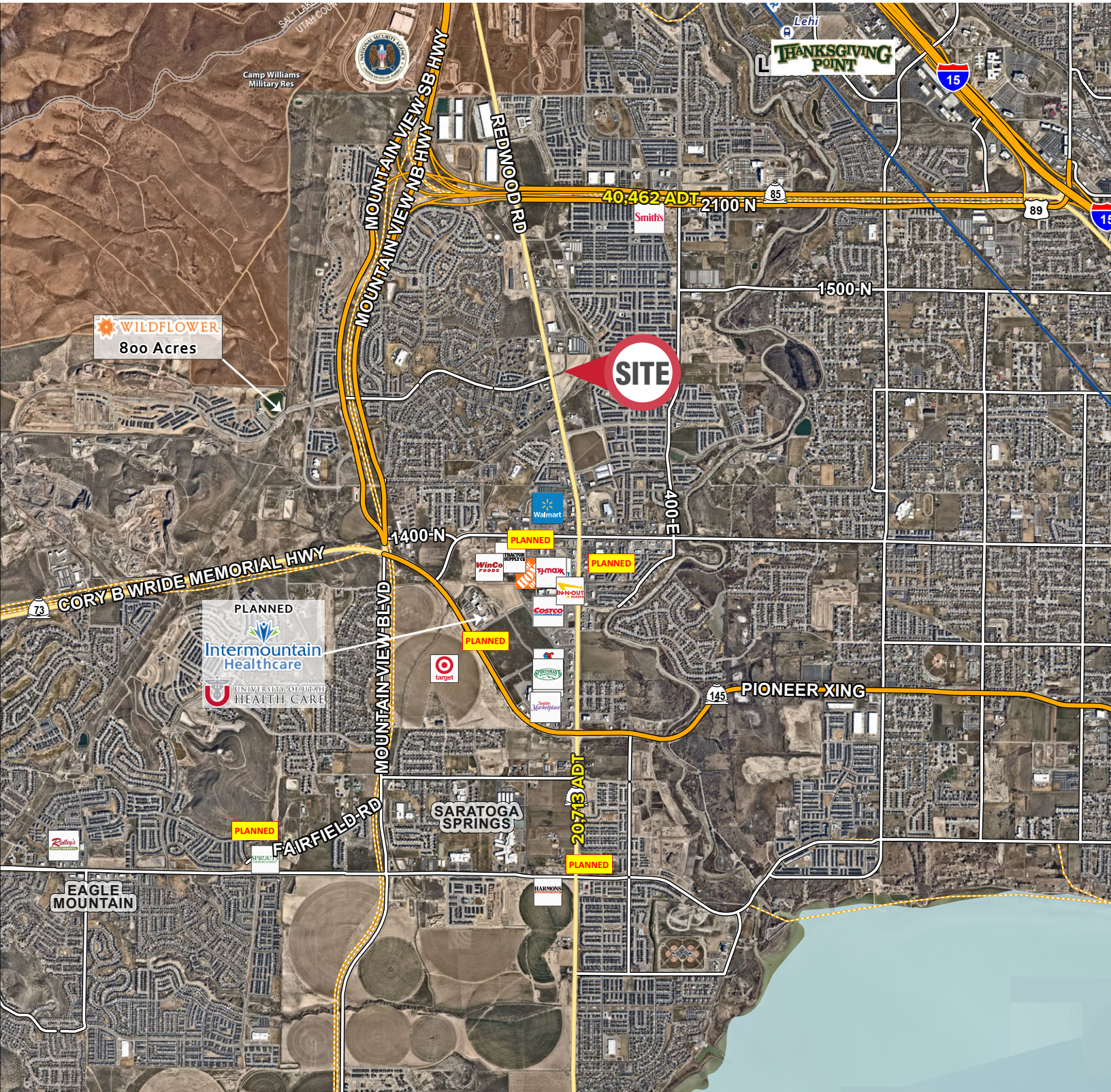


WESTPORT INDUSTRIAL DEVELOPMENT

2148 North Redwood Road | Saratoga Springs, UT 84045



WESTPORT INDUSTRIAL DEVELOPMENT

2148 North Redwood Road | Saratoga Springs, UT 84045



One (1) Shared Dock Well



LOADING:
- One (1) 12'x14'
Grade Level Door Per Unit



Temperature Controlled
Warehouse



June 2027
Occupancy

FOR LEASE

\$1.65 PSF Monthly NNN

Property Highlights

- Total Building SF: 48,625 SF
- Unit Sizes: 2,236 SF, 3,731 SF, 4,466 SF, 7,540 SF
- Thirteen (13) Total Units
- Clear Height: 24'
- Loading: - One (1) 12'x14' Grade Level Door Per Unit
- One (1) Shared Dock Well
- Power:
 - Units 1,2,3,13 400 Amps 208Y/120V, 3-Phase, 4-Wire
 - Units 4-12 200 Amps 208Y/120V, 3-Phase, 4-Wire
- Temperature Controlled Warehouse
- Floor Thickness: 6"
- ESFR Fire Suppression System
- LED High-Bay Warehouse Lighting
- Building Depth: 152'6"
- Zoning: OW - Office Warehouse
- Construction Type: Concrete Tilt
- Access: Direct Access off of Redwood Road
- Location: Located in Saratoga Springs, One of Utah's fastest growing cities
- Deliverable: June 2027

Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com



801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com



801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

WESTPORT INDUSTRIAL DEVELOPMENT

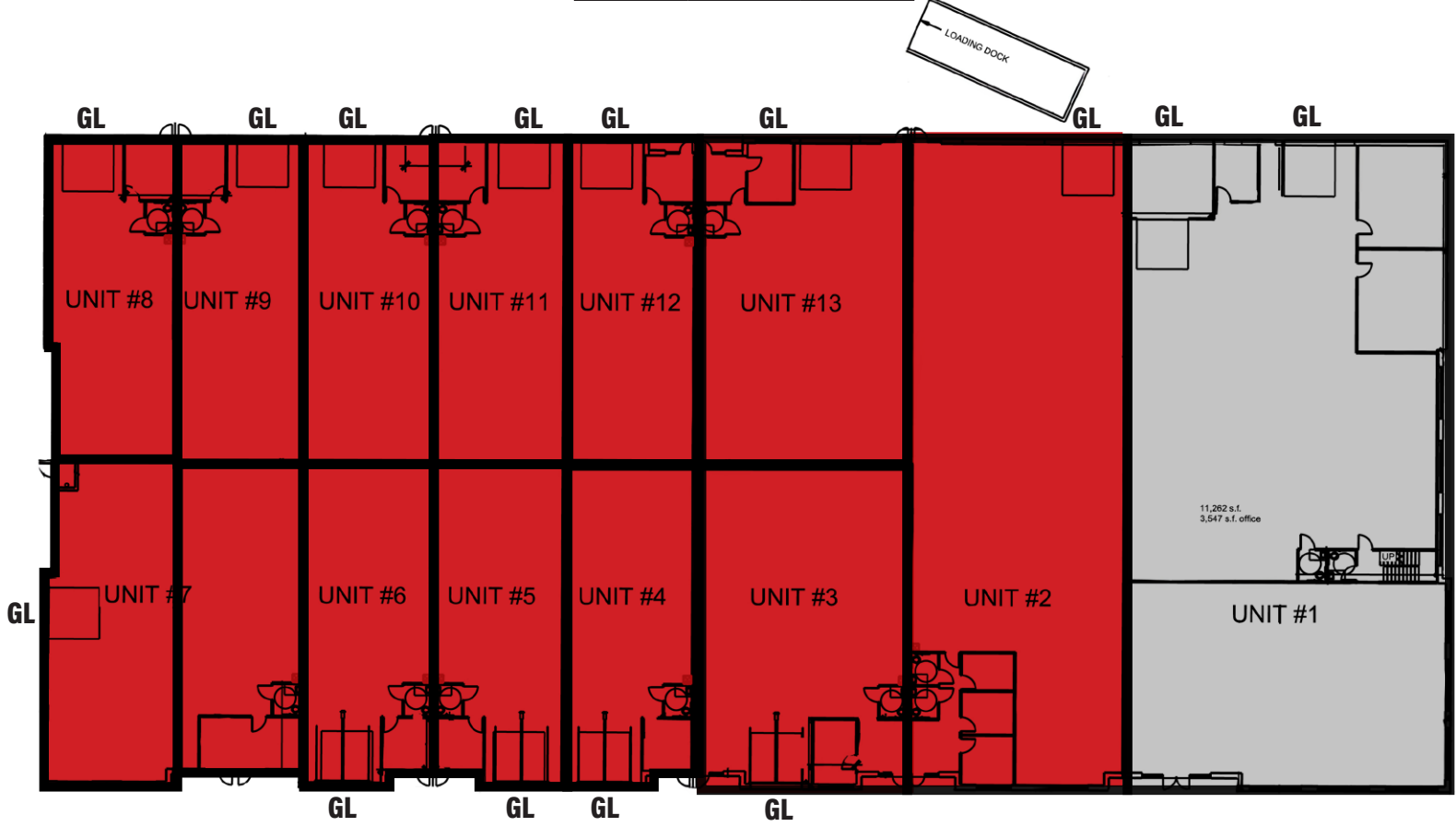
2148 North Redwood Road | Saratoga Springs, UT 84045

Site Plan



Building 1 Floor Plan

Unit #	Total SF	Office SF
1	11,269 SF	3,547 SF
2	7,540 SF	758 SF
3	3,731 SF	395 SF
4	2,236 SF	225 SF
5	2,236 SF	225 SF
6	2,236 SF	225 SF
7	4,466 SF	225 SF
8	2,236 SF	225 SF
9	2,236 SF	225 SF
10	2,236 SF	225 SF
11	2,236 SF	225 SF
12	2,236 SF	225 SF
13	3,731 SF	575 SF



Contact

SKYLER PETERSON, SIOR

Executive Vice President

m 801.656.7354

speterson@legendcommercial.com

TRE BOURDEAUX, SIOR

Vice President

m 801.824.0397

tbourdeaux@legendcommercial.com

PARKER TAGGART

Senior Associate

m 801.928.1815

ptaggart@legendcommercial.com



LEGEND
COMMERCIAL

801.930.6750 | www.legendscommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

Contact

SKYLER PETERSON, SIOR

Executive Vice President

m 801.656.7354

speterson@legendcommercial.com

TRE BOURDEAUX, SIOR

Vice President

m 801.824.0397

tbourdeaux@legendcommercial.com

PARKER TAGGART

Senior Associate

m 801.928.1815

ptaggart@legendcommercial.com



LEGEND
COMMERCIAL

801.930.6750 | www.legendscommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

© Legend Commercial. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

© Legend Commercial. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.