



INDUSTRIAL FOR SALE

## PROPERTY INFORMATION



**INVESTMENT SALE** 

\$1,100,000

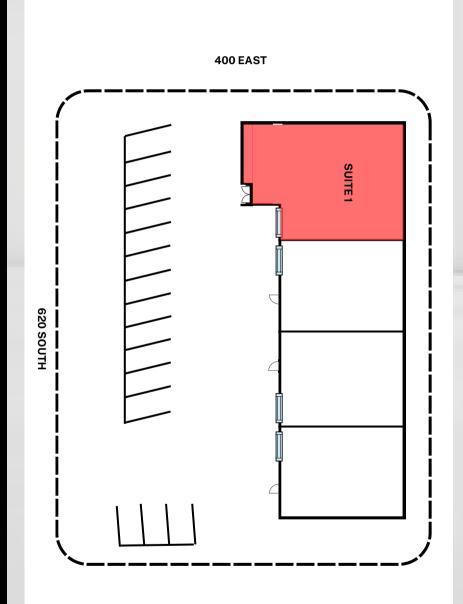
\$999,900

- 3,752 SF
  - 2,000 SF WAREHOUSE
  - 1,752 SF OFFICE
- .5 MILES FROM I-15
- 14' GL DOOR
- HEATED WAREHOUSE
- BELOW MARKET RENTS
- 2-YEARS REMAINING ON

LEASE (NO EXTENSION)

- BELOW MARKET RENTS,
   OPPORTUNITY TO BUMP AT
   END OF LEASE TERM
- 200 AMP 3-PHASE POWER
- WELL APPOINTED MAIN

FLOOR AND MEZZANINE OFFICE



#### 413 E 620 S, SUITE 1

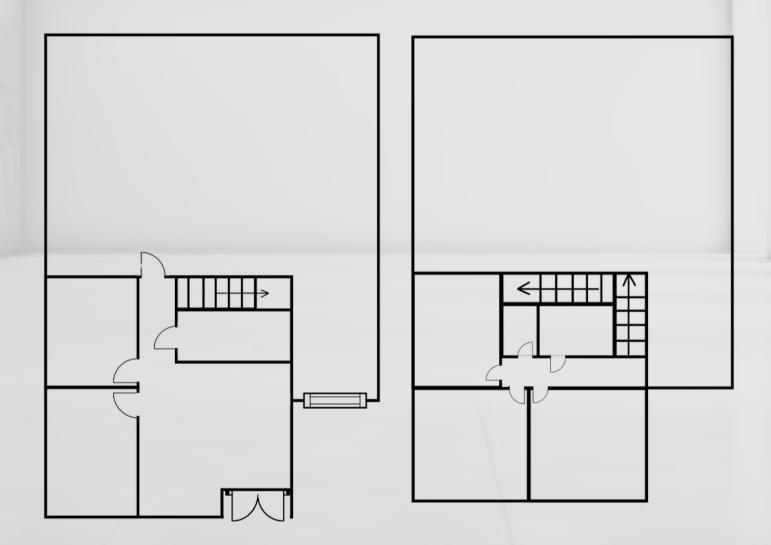






## SUITE I FLOOR PLAN





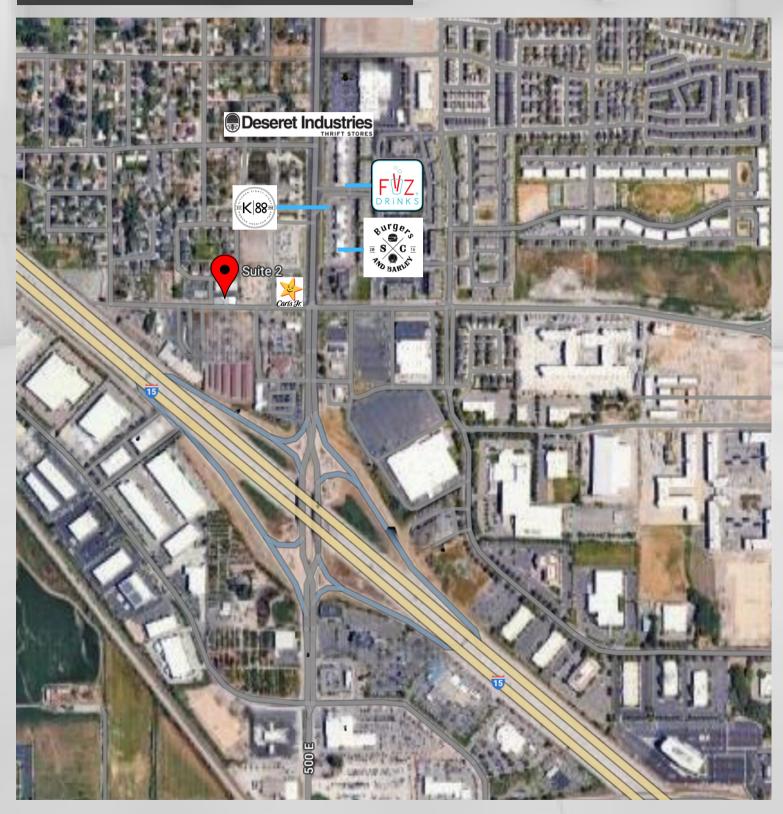
WAREHOUSE 2,000 SF

OFFICE 1,752 SF

TOTAL 3,752 SF

### SITE LOCATION



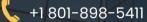




# Contact

#### Get in touch with Us!

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