

FOR LEASE

Warehouse

Lease Rate: \$1.30 - \$1.35/SF/month NNN

14823 South Heritagecrest Way | Bluffdale | Utah | 84065



AVAILABLE AUGUST 1, 2025

Property Information:

- 13,900 sq. ft. total available
- Fire Sprinklers
- 17' Clear Height
- 80 total parking stalls
- Easy Access to I-15 at 14600 South
- Within 5 minutes of Bangerter Highway
- I-I Zone: Uses include manufacturing, warehouse, wholesale, gymnastic/dance/fitness studios, trade/technical schools, and indoor entertainment
- Tenant Improvement Allowance Negotiable
- Suites A and D can be combined
- Comcast installed
- Near "The Point", a 600 acre master-planned development site designed for office, retail and multi-family use

Suite A:

- 11,500 sq. ft. total
 - 8,500 sq. ft. warehouse
 - 3,000 sq. ft. stacked office
- Landlord willing to retain all or part of 2nd floor office
- (1) 12' x 14' GL door to be installed
- 200 Amp 120/208v 3 Phase Power. A/C in Warehouse
- Current buildout is training center/showroom

Suite D:

- 2,400 sq. ft. total
 - 2,280 sq. ft. warehouse
 - 120 sq. ft. office
- (1) 12' x 14' GL door
- 200 Amp 120/208v 3 Phase Power. A/C in Warehouse
- Current buildout is training/center showroom

CONTACT:

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KREA
Knight Real Estate Advisors

Warehouse

14823 South Heritagecrest Way, Bluffdale



Landlord desires to retain this portion of the 2nd Floor Office

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EXISTING BUILDOUT

KREA
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This statement, with the information it contains, is given with the understanding that all negotiations relating to the sale, purchase, or lease of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable. Buyer or tenant to verify the square footage.

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TRAINING ROOMS REMOVED

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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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