

# FOR SALE

Sale Price: \$4,000,000

## Warehouse - Investment/Owner User

4110 West Nike Drive | West Jordan | Utah | 84088



Do Not Disturb Tenant

Call for Lease Details

### Property Information:

- 12,500 Total Square Feet
  - 10,665 SF of warehouse
  - 1,835 SF of office
- .90 Acres
- Multi –Tenant Configuration (3 Units)
- 14'-18' Clear Height
- (4) 14' x 14' GL Doors
- 480/277v and 208/120v 3 Phase
- Clear Span/Radiant Heat
- Fully-Fenced Yard
- Near Jordan Landing
- Easy Access to Bangerter Highway
- Built: 1998
- M-1 Zone



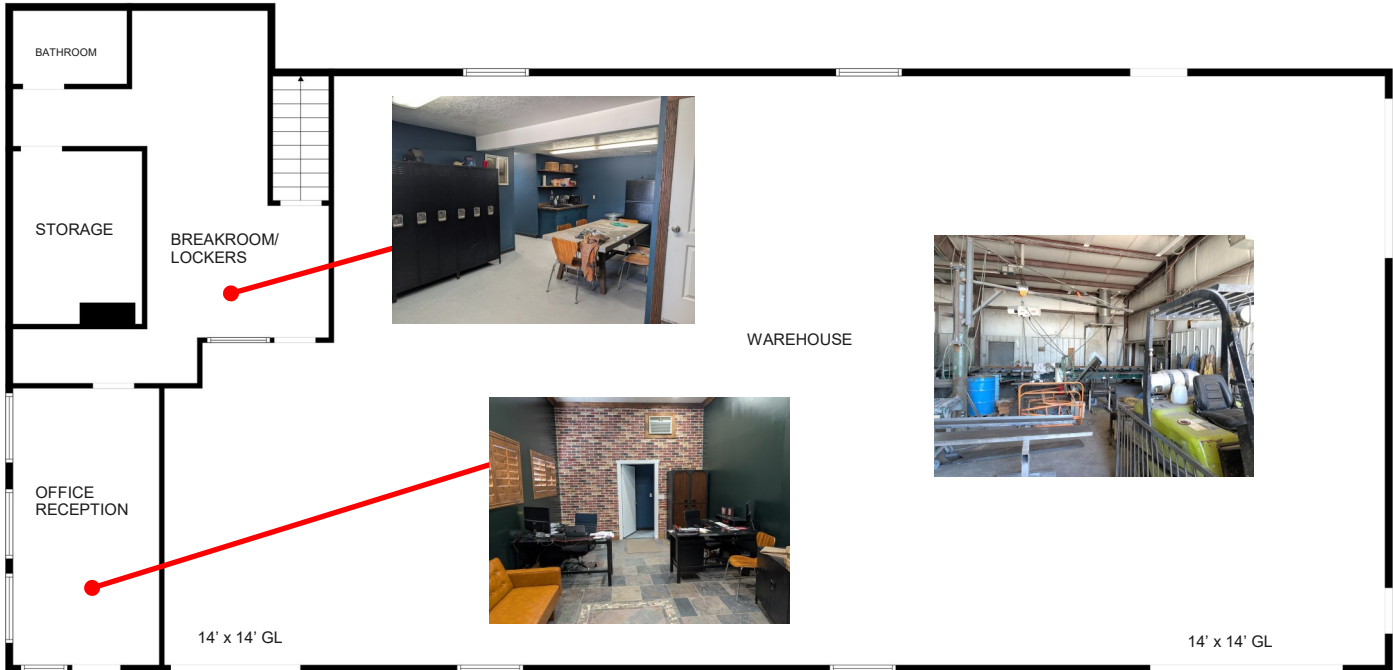
### CONTACT:

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**KREA**  
Knight Real Estate Advisors

# Warehouse

4110 West Nike Drive, West Jordan UT



## Unit 1:

- 5,000 sq. ft. total
  - 4,000 sq. ft. warehouse
  - 1,000 sq. ft. office
- 625 sq. ft. mezzanine (not included in SF)
- (2) 14' x 14' GL door
- 480/277v 150 Amps 3 Phase
- 208/120v 200 Amps 3 Phase
- Paint Exhaust Fan/Return Air
- Separate Electric and Gas Meters



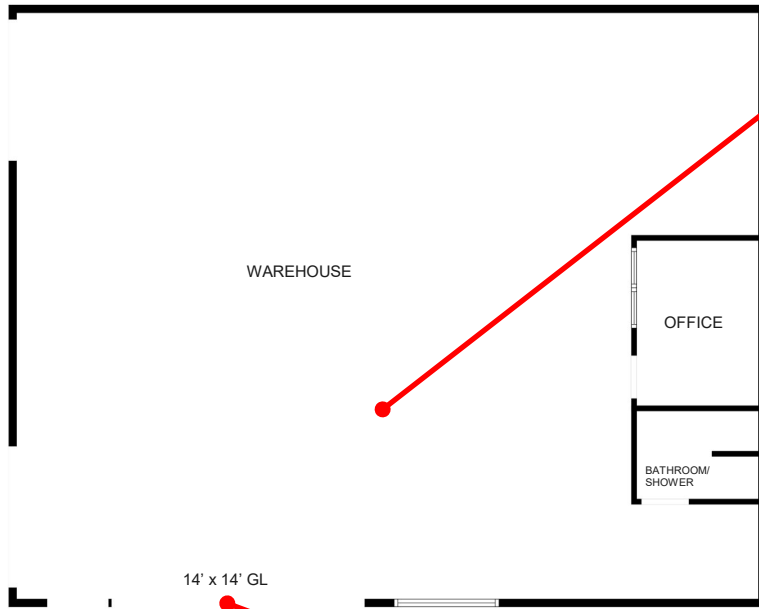
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## Unit 2:

- 2,500 sq. ft. total
  - 2,340 sq. ft. warehouse
  - 160 sq. ft. office
- (1) 14' x 14' GL door
- 480/277v 400 Amps 3 Phase
- 208/120v 100 Amps 3 Phase
- Separate Electric and Gas Meters



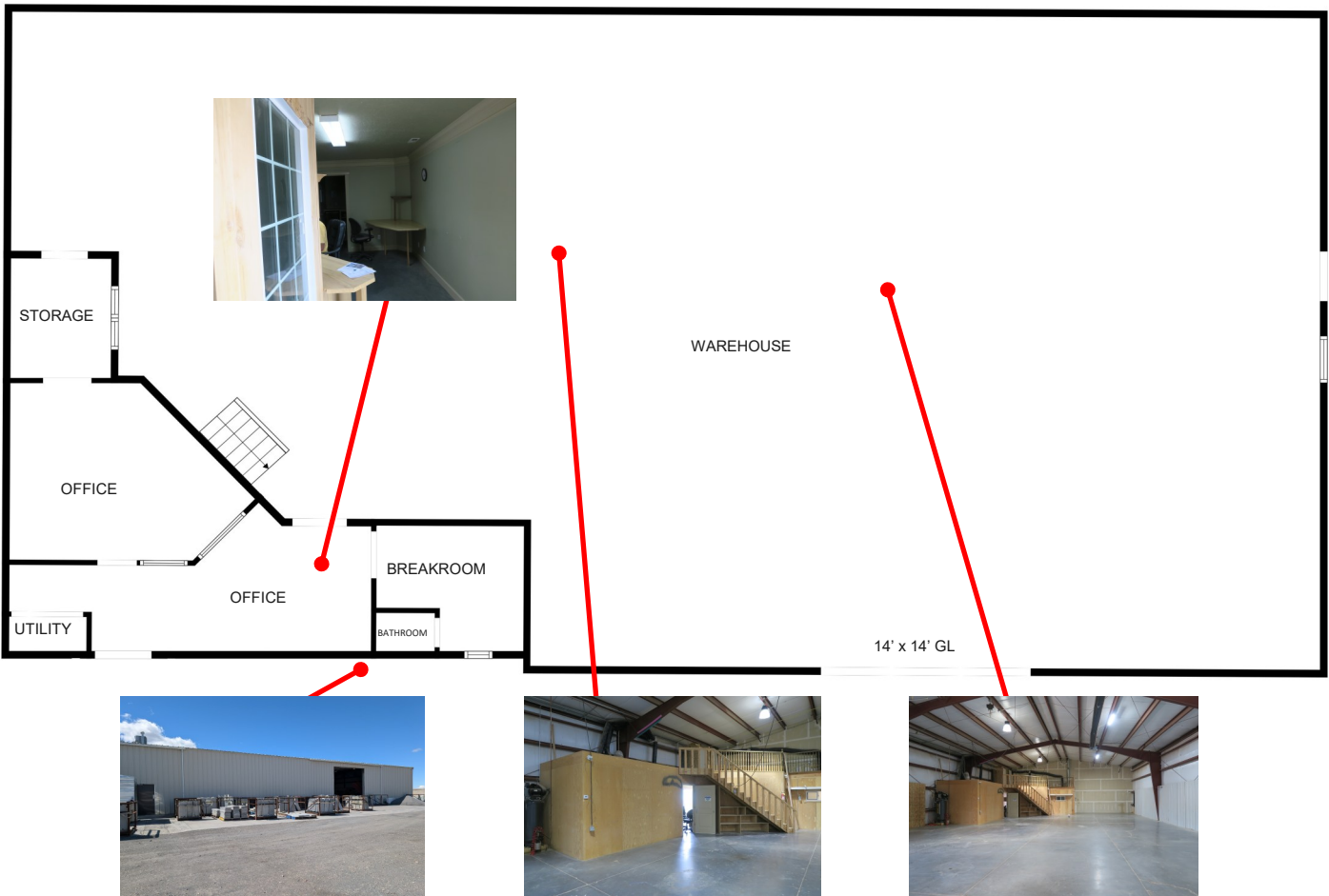
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## Unit 3:

- 5,000 sq. ft. total
  - 4,325 sq. ft. warehouse
  - 675 sq. ft. office
- 675 sq. ft. mezzanine (not included in SF)
- (1) 14' x 14' GL door
- 480/277v 100 Amps 3 Phase
- 208/120v 200 Amps 3 Phase
- Separate Electric and Gas Meters



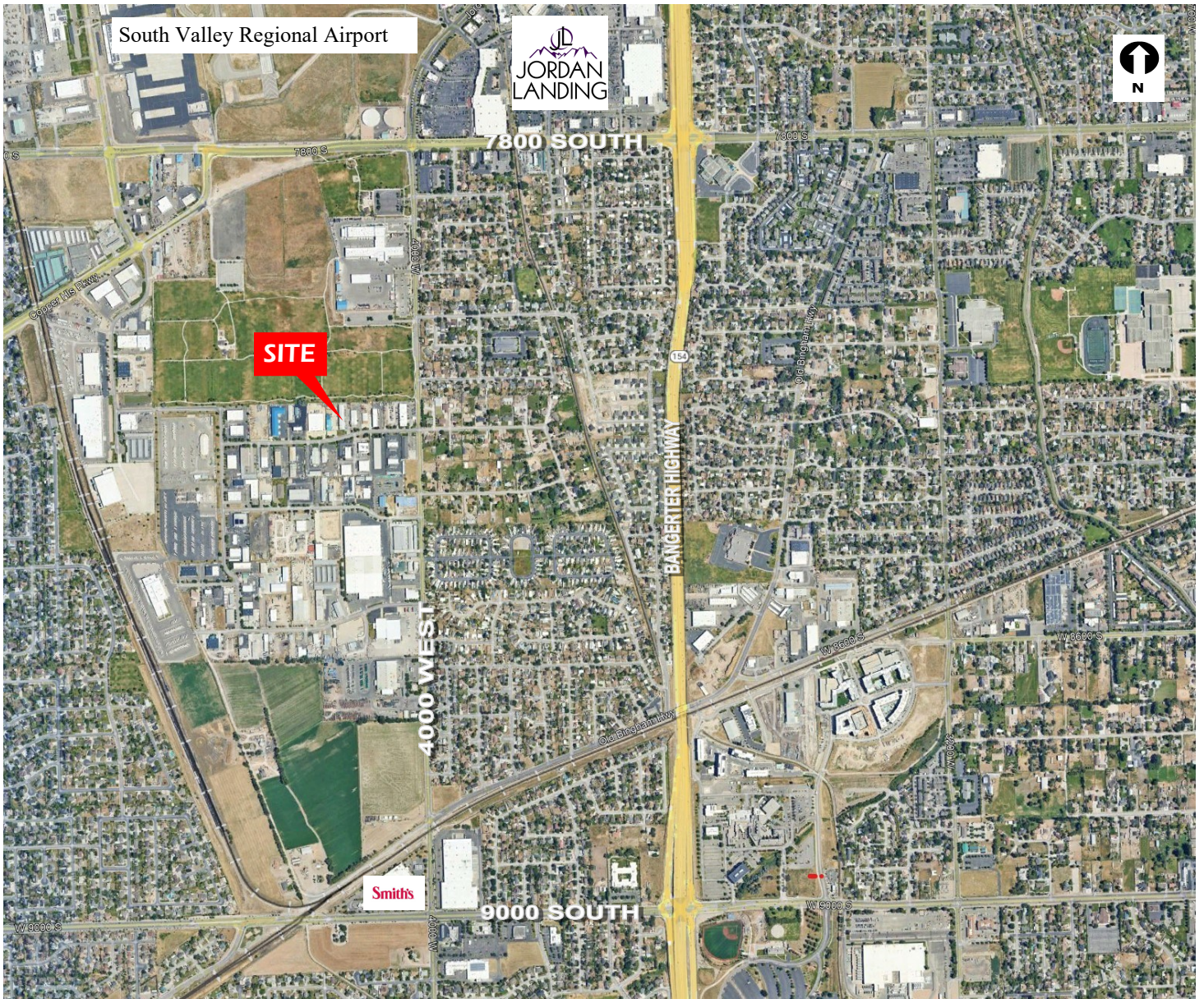
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# Industrial

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