

# FOR LEASE

Lease Rate: \$.95/SF/month NNN

## Flex Warehouse

14807 South Heritagecrest Way | Bluffdale | Utah | 84065



AVAILABLE JUNE, 2026

### Property Information

#### Unit A:

- 5,259 sq. ft. total
  - 2,424 sq. ft. warehouse
  - 1,155 sq. ft. production
  - 1,680 sq. ft. main level office
- 1,680 sq. ft. mezzanine (not included in SF)
- (1) 12' x 14' GL door
- (1) 8' x 8' DH Door/mechanical leveler

#### Unit B:

- 6,800 sq. ft. total
  - 4,000 sq. ft. warehouse
  - 1,400 sq. ft. main level office
  - 1,400 sq. ft. 2nd floor office
- (1) 12' x 14' GL door
- (1) 8' x 8' DH Door/mechanical leveler

### Additional Information:

- 19' Clear Height
- 200 Amp 208v 3 Phase Power
- Skylights
- NNN's estimated at \$.25/SF/month
- Easy Access to I-15 at 14600 South
- Within 5 minutes of Bangerter Highway
- I-1 Zone
- Near "The Point", a 600 acre master-planned development site designed for office, retail and multi-family use

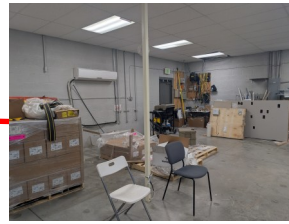
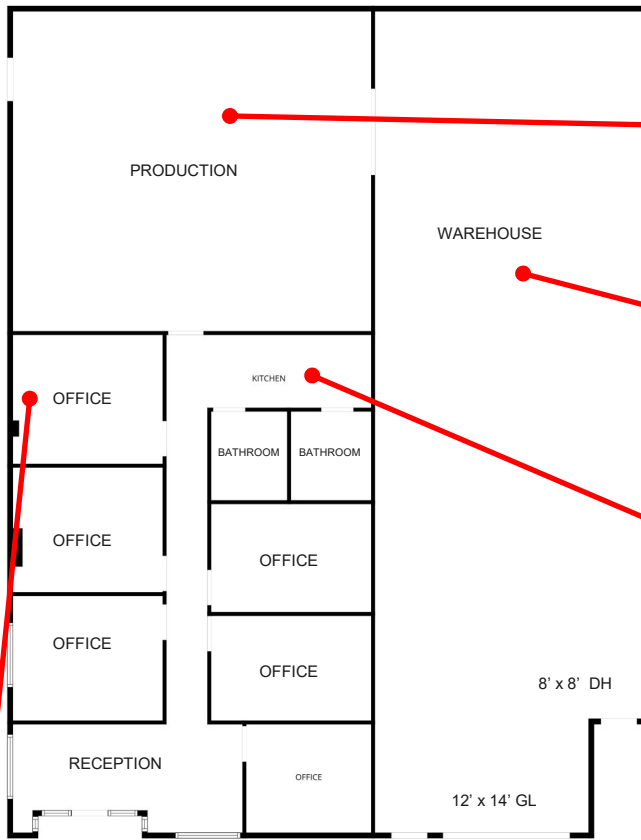
### CONTACT:

Stew Knight  
801.913.4990  
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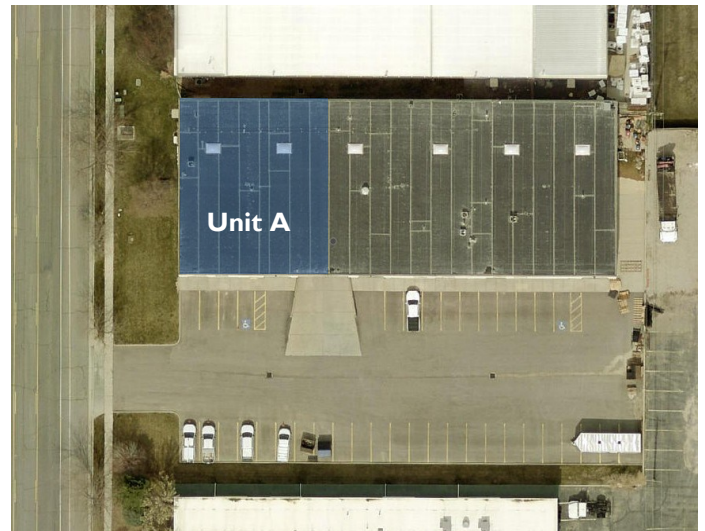
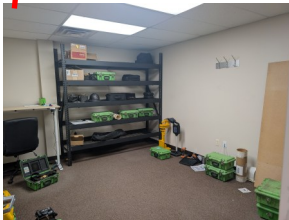
**KREA**  
Knight Real Estate Advisors

# Warehouse

14807 South Heritagecrest Way, Bluffdale



**MAIN FLOOR**



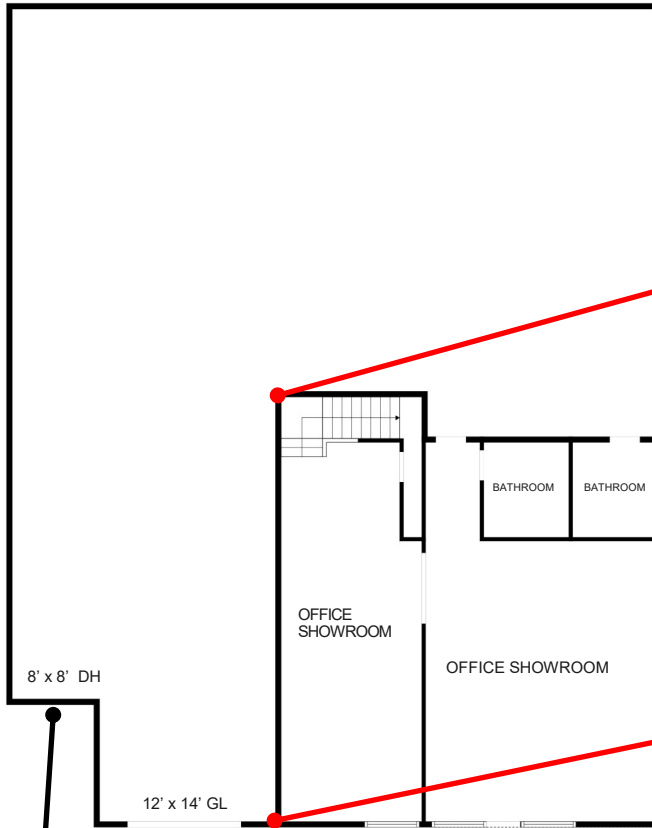
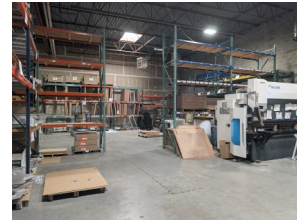
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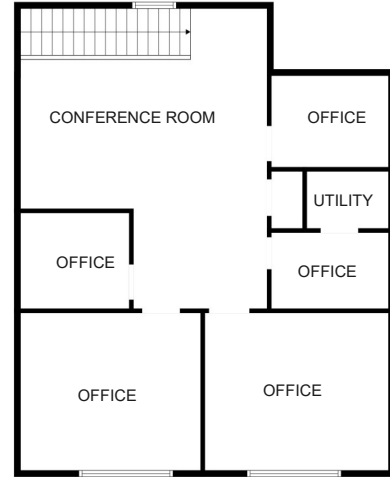


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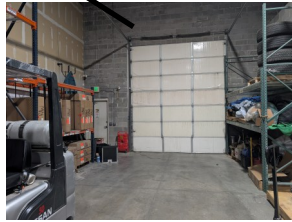
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**MAIN FLOOR**



**2nd FLOOR**



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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.



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