

# FOR LEASE

## Warehouse

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

14823 South Heritagecrest Way Suite A | Bluffdale | Utah | 84065



### Suite A:

- 11,500 sq. ft. total available (8,500 sq. ft. warehouse and 3,000 sq. ft. stacked office)

### SUITE A CAN BE DIVIDED

#### Suite A-1:

- 5,875 sq. ft. total
  - 4,625 sq. ft. warehouse
  - 625 sq. ft. main level office
  - 625 sq. ft. 2nd floor office (Landlord desires to retain)

#### Suite A-2:

- 4,750 ft. total
  - 3,830 sq. ft. warehouse
  - 920 sq. ft. main level breakroom/bathrooms
  - Office build to suit

### Additional Information:

- Fire Sprinklers
- 200 Amp 120/208v 3 Phase Power.
- Rooftop HVAC Systems in Warehouse
- 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
- Comcast installed
- Near "The Point", a 600 acre master-planned development site designed for office, retail and multi-family use

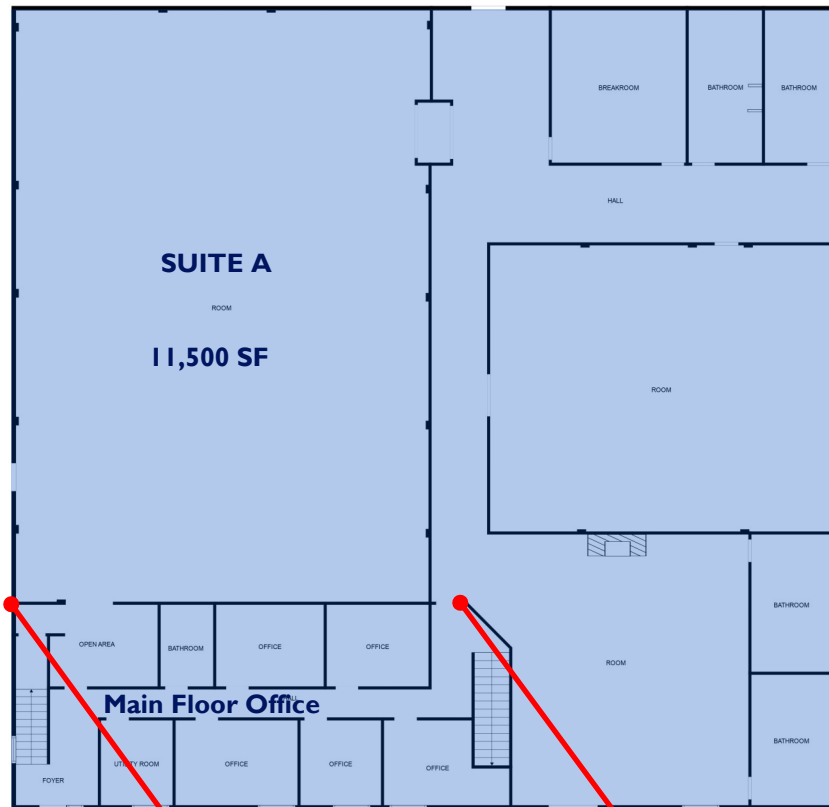
### CONTACT:

Stew Knight  
801.913.4990  
stew@knirea.com  
[knirea.com](http://knirea.com)

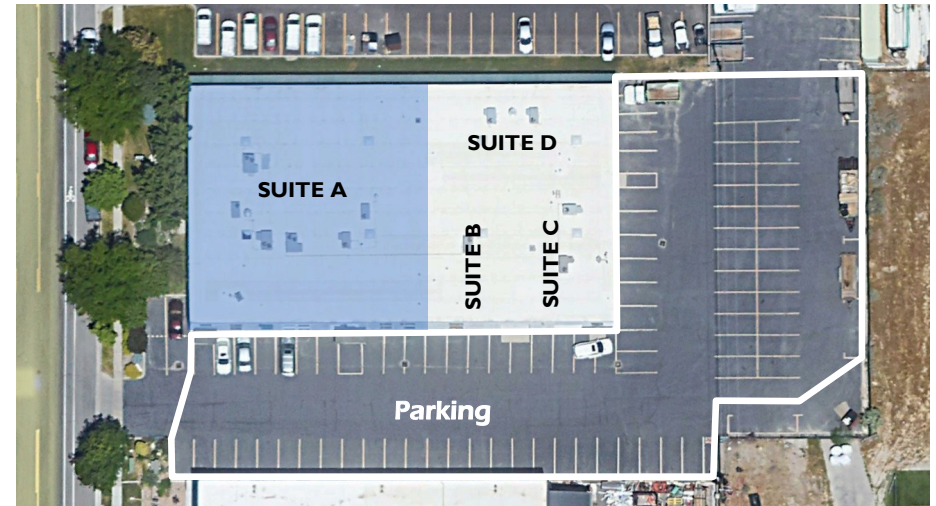
**KREA**  
Knight Real Estate Advisors

# Warehouse

14823 South Heritagecrest Way, Suite A



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



Stew Knight  
801.913.4990  
stew@knirea.com  
knirea.com

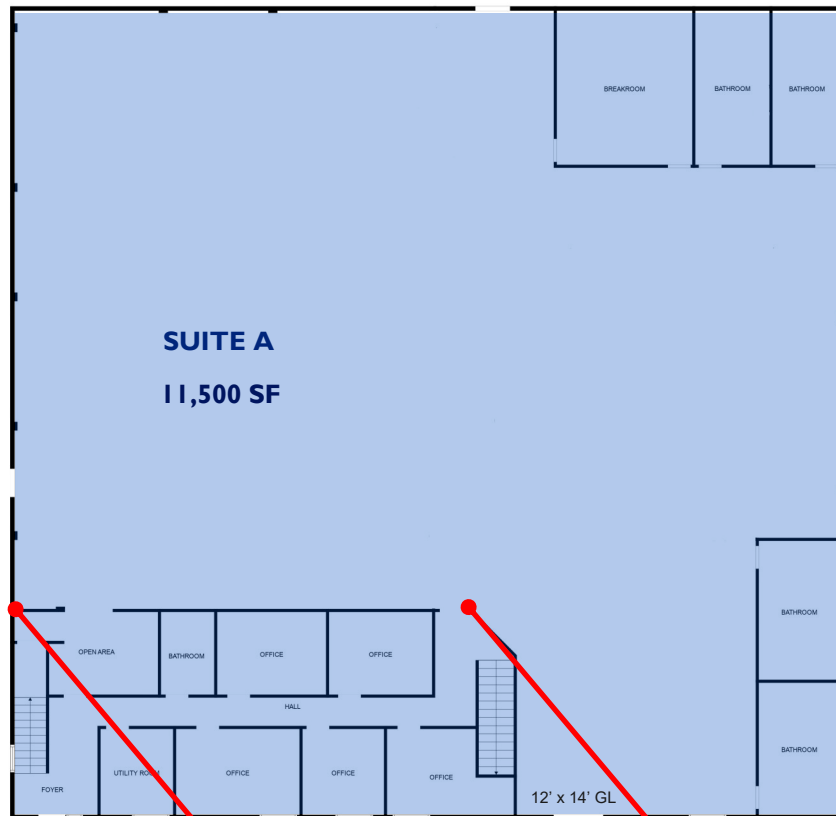
EXISTING BUILDOUT

**KREA**  
Knight Real Estate Advi-

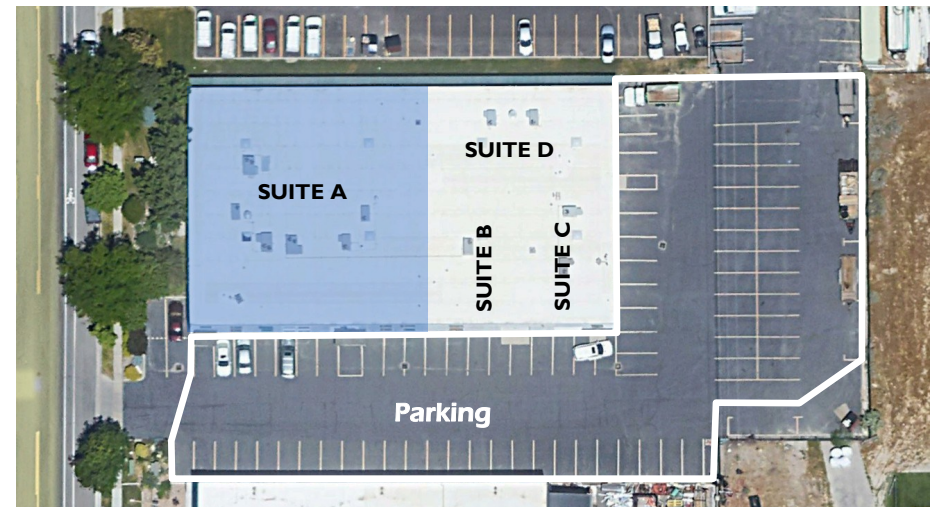
This statement, with the information it contains, is given with the understanding that all negotiations relating to the sale, purchase, or lease of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe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

# Warehouse

14823 South Heritagecrest Way, Suite A



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



Stew Knight  
801.913.4990  
stew@knirea.com  
knirea.com

TRAINING ROOMS REMOVED

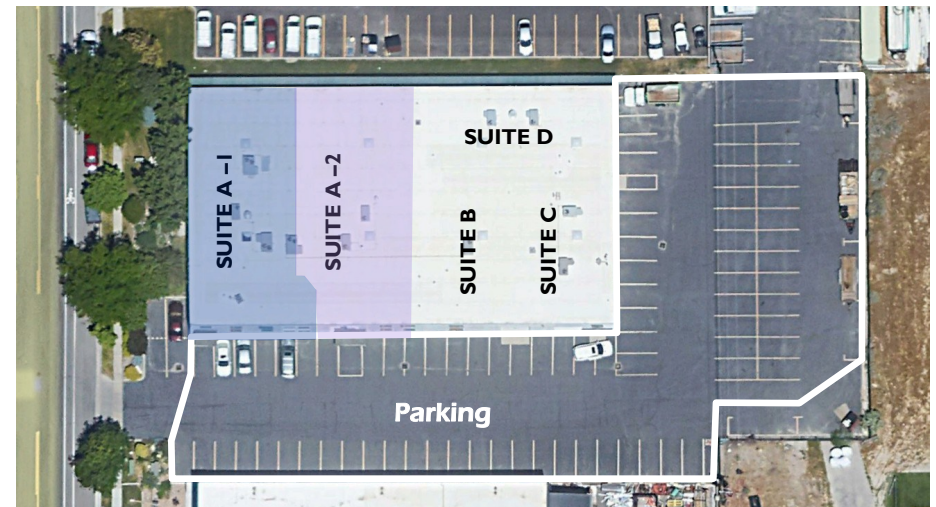
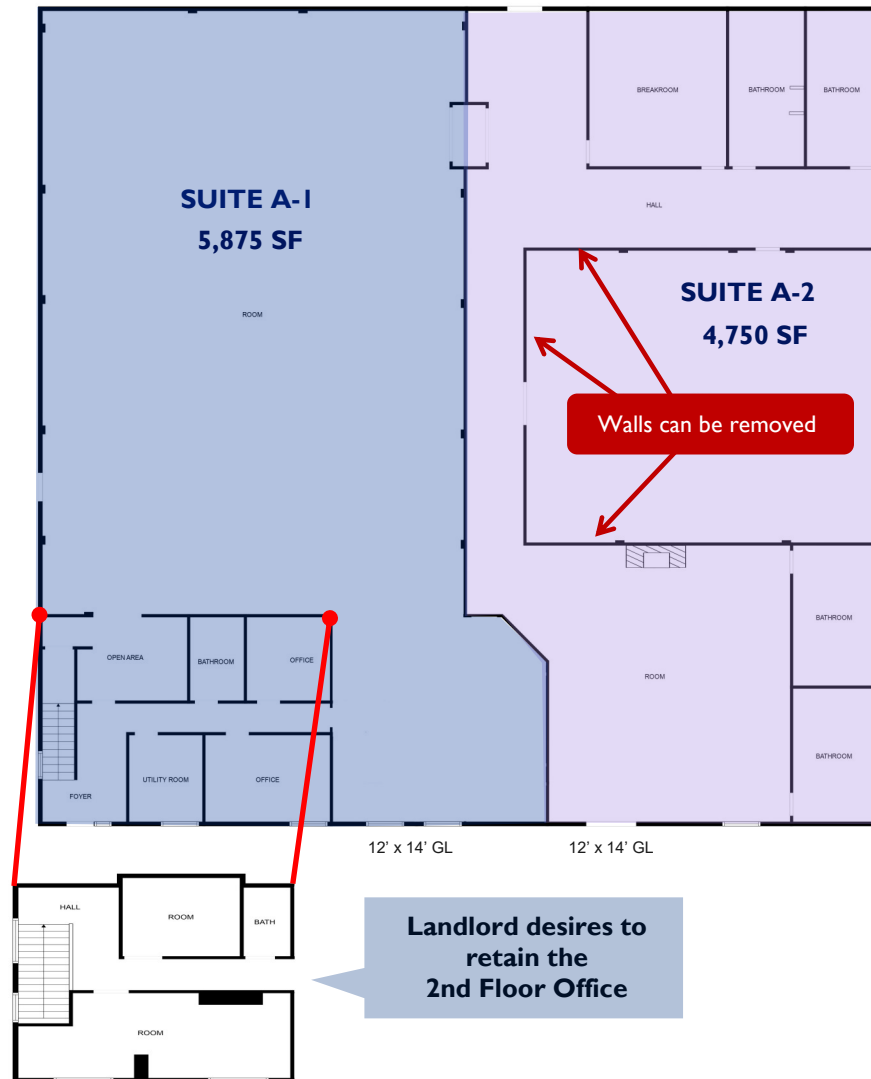
**KREA**  
Knight Real Estate Advi-

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.



# Warehouse

14823 South Heritagecrest Way, Suite A



Stew Knight  
801.913.4990  
stew@knirea.com  
knirea.com

DIVIDED INTO 5,875 SF or 4,750 SF

**KREA**  
Knight Real Estate Advi-

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.



# Warehouse

14823 South Heritagecrest Way, Bluffdale

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**



## CONTACT:

Stew Knight  
801.913.4990  
stew@knirea.com  
[knirea.com](http://knirea.com)

**KREA**  
Knight Real Estate Advisors