

FOR SALE

Office / Warehouse Space

43,000 sqft. - 135,840 sq.ft.

9.15 +/- Acres



PROPERTY HIGHLIGHTS

848 S 2000 W
Syracuse, UT 84075

- 43,000 - 135,840 sq.ft. office/ warehouse
- 9.15 +/- Acres
- Current use includes the storing, cleaning, processing, and packaging of produce
- Zoned Industrial
- Class A bulk distribution and Flex Space
- Clear Span Industrial Buildings
- Covered outdoor storage
- 497 +/- ft of frontage
- Shipping/receiving lobby
- Rear loading ramps
- 65'- 80' Clear span
- 480 2 Phase power
- 240 2 Phase power
- 4 total buildings
- 7 Loading docks



LOCATION HIGHLIGHTS

- Conveniently situated for easy access to I-15, HWY 193, and the West Davis Corridor
- Proximity to restaurants, banks, shopping centers, industrial, office and residential living
- 30 minute drive to slc international airport
- Proximity to abundant skilled labor base



Building 1: built in 2017

BUILDING 1

OFFICE: 10,637 sq.ft.

- 7 executive suites (4 with private restrooms)
- 28' x 21' Conference room
- 37' x 26' weight/ exercise room
- 5 additional bathrooms (2 with showers)
- Lobby/ reception area w/ dual access for shipping and receiving

WAREHOUSE: 46,200 sq.ft.

- Dimensions: 140' x 250'
- 68' x 175' and 68' x 225' clear span sections
- 26' max ceiling height
- 20' wall height
- Rear loading ramp
- 1000 sq.ft. break room
- 4 loading docks w/ 8x8 overhead doors
- 3 exterior overhead doors 14' x 14', 14 x 14', and 16' x 16'
- Two 4-stall bathrooms
- 5,872 sq.ft. of mezzanine storage
- Climate controlled



Building 2: built in 2016

BUILDING 2

WAREHOUSE: 18,000 sq.ft.

- 7 executive suites (4 with private restrooms)
- 28' x 21' Conference room
- 37' x 26' weight/ exercise room
- 5 additional bathrooms (2 with showers)
- Lobby/ reception area w/ dual access for shipping and receiving

BUILDING 3

WAREHOUSE: 18,000 sq.ft.

- 120' x 150'
- Two 14' x 14' overhead doors
- 20' side wall height
- 26' max ceiling height
- Climate-controlled
- LED lighting



Building 3: built in 2017



BUILDING 4

OFFICE: 3,520 sq.ft.

- Three large executive offices
1 with private bath
- Lobby/ Reception area
- 30' x 21' Conference room
- Two additional bathrooms
- Break Room with Kitchen

WAREHOUSE: 42,963 sq.ft.

- 6 separate sections w/
driveable access between them
- Ceiling heights range
from 12'-20'
- 3 loading docks with
8' x 8' doors
- Seven 16' x 12' Overhead Doors
- Two 16 x 12' Overhead
Interior Passage Doors
- Climate-controlled
- 40' x 120' x 20' Covered
outdoor storage



PROXIMITY TO

- Conveniently situated for easy access to I-15, HWY 193, and the West Davis Corridor
- Hill Air Force Base
- Job Corps
- Robust Workforce
- Salt Lake City
- Outdoor Recreation
- Freeport Center
- Lifetime Products
- Walmart
- Restaurants
- Banks



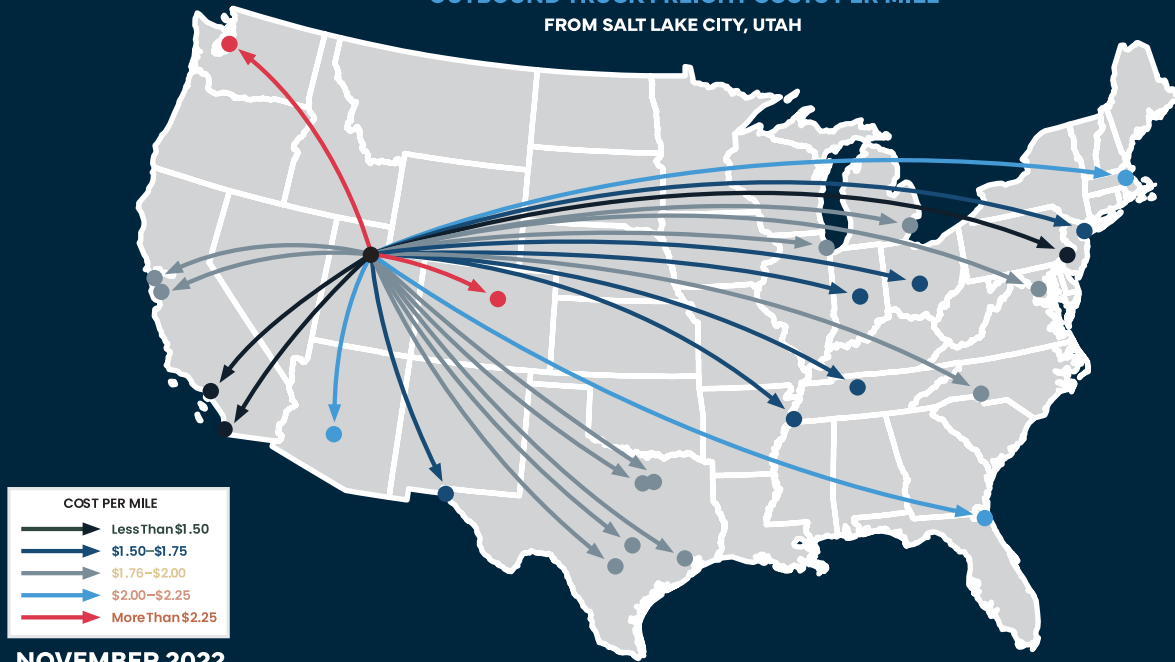
JWH
REAL ESTATE

Marc J. Hansen
Principal Broker

801-479-1500
801-458-6272
marc@jwhre.com
www.jwhre.com

FREIGHT COSTS

OUTBOUND TRUCK FREIGHT COSTS PER MILE FROM SALT LAKE CITY, UTAH



NOVEMBER 2022

Outbound Truck Freight Costs per Mile

FROM SALT LAKE CITY, UTAH

INBOUND TRUCK FREIGHT COSTS PER MILE TO SALT LAKE CITY, UTAH



NOVEMBER 2022

Inbound Truck Freight Costs per Mile

TO SALT LAKE CITY, UTAH

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