



# COMMERCIAL REAL ESTATE CONSULTANTS

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## UTAH COMMERCIAL - FLEX SHOWROOM

22 West 650 North, Clearfield 84015

**FOR SALE OR LEASE**

### PROPERTY INFORMATION

- 7,000 SF Flex Showroom
- (2) GL Doors
- Clearance Height: 13'-14'
- 3 Phase Power
- Site Size: 0.49 Acre
- West Entrance of Hill Air Force Base
- Right Off of I-15



LEASE RATE: \$0.60/ SF NNN

SALE PRICE: \$575,000.00

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	11,852	79,338	200,164
Households	3,795	24,389	63,098
Avg Household Income	\$50,499	\$57,248	\$60,646



**COSTAR  
POWER BROKER**  
2010, 2011, 2012, 2013  
TOP FIRM AWARD

CHECK US OUT AT...



cRc Nationwide | 6135 S. Stratler Street, Suite A | Murray, UT 84107 | 801.617.1700 Office | 801.617.1701 Fax

# 801.617.1700

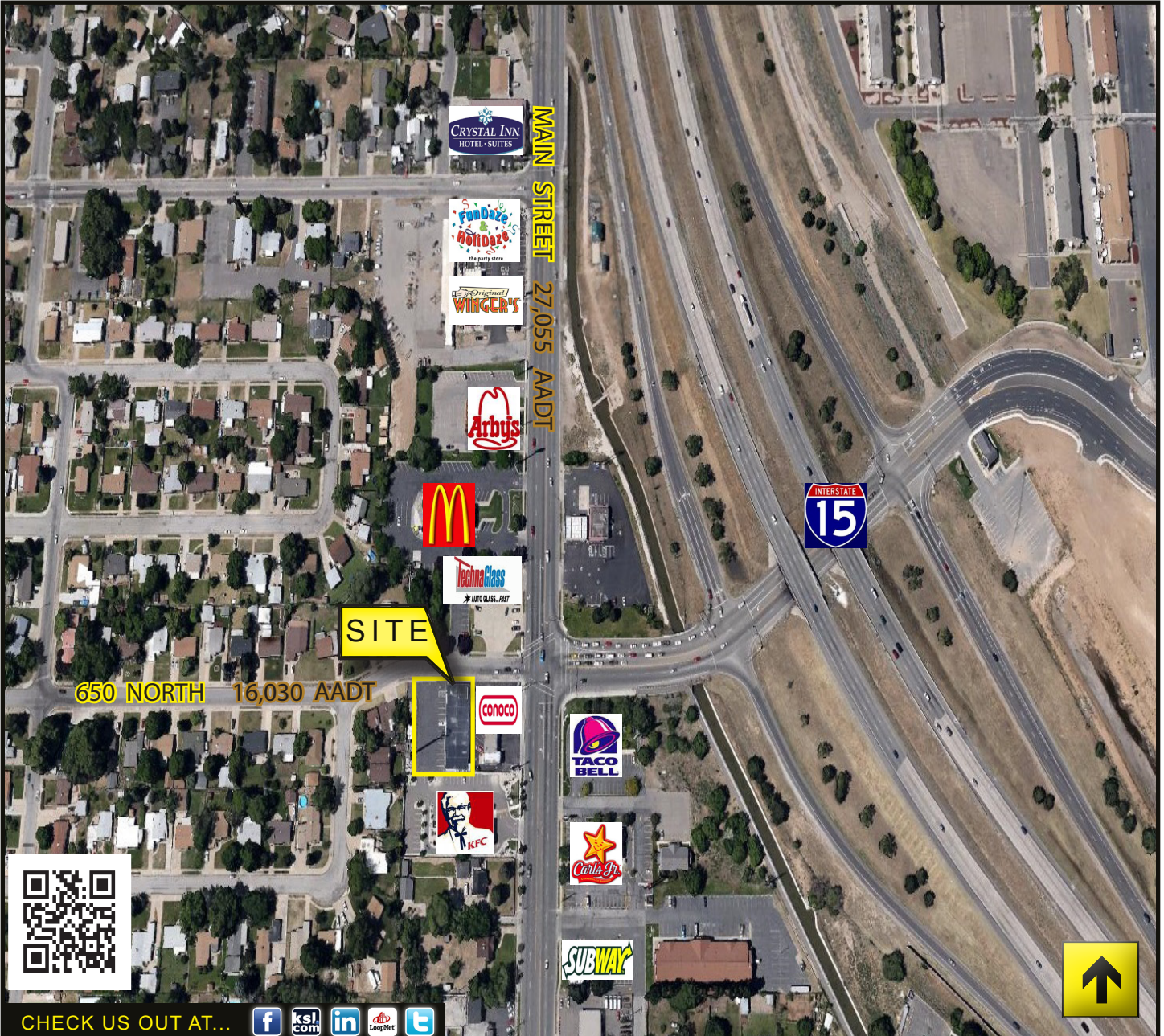
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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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