



# COMMERCIAL REAL ESTATE CONSULTANTS

14852 SOUTH HERITAGE CREST WAY, BLUFFDALE 84065

**0.5 Miles from Utah State Prison Development**  
**0.5 Miles from DataBank Data Center**  
**Minutes from Silicone Slopes**



## PROPERTY INFORMATION

- 5,700 SF TOTAL OFFICE WAREHOUSE
- 1,100 SF WAREHOUSE SPACE
- 4,600 SF OFFICE SPACE
- 3 PHASE POWER | 208 VOLT | 220 AMP
- CLEARANCE HEIGHT : 20'
- (1) 12' X 12' GL DOOR
- ZONING : I-1 ( LIGHT INDUSTRIAL )
- FIRE SPRINKLERS
- YEAR BUILT : 1999
- CENTRAL LOCATION FOR UTAH AND SALT LAKE COUNTIES
- ADJACENT TO NEW POINT OF THE MOUNTAIN PROJECT DEVELOPMENT
- MINUTES TO SILICONE SLOPES
- 0.5 MILES FROM DATABANK DATA CENTER
- EASY ACCESS TO I-15

**SALE PRICE: \$800,000.00 | LEASE RATE : \$0.80/SF NNN**

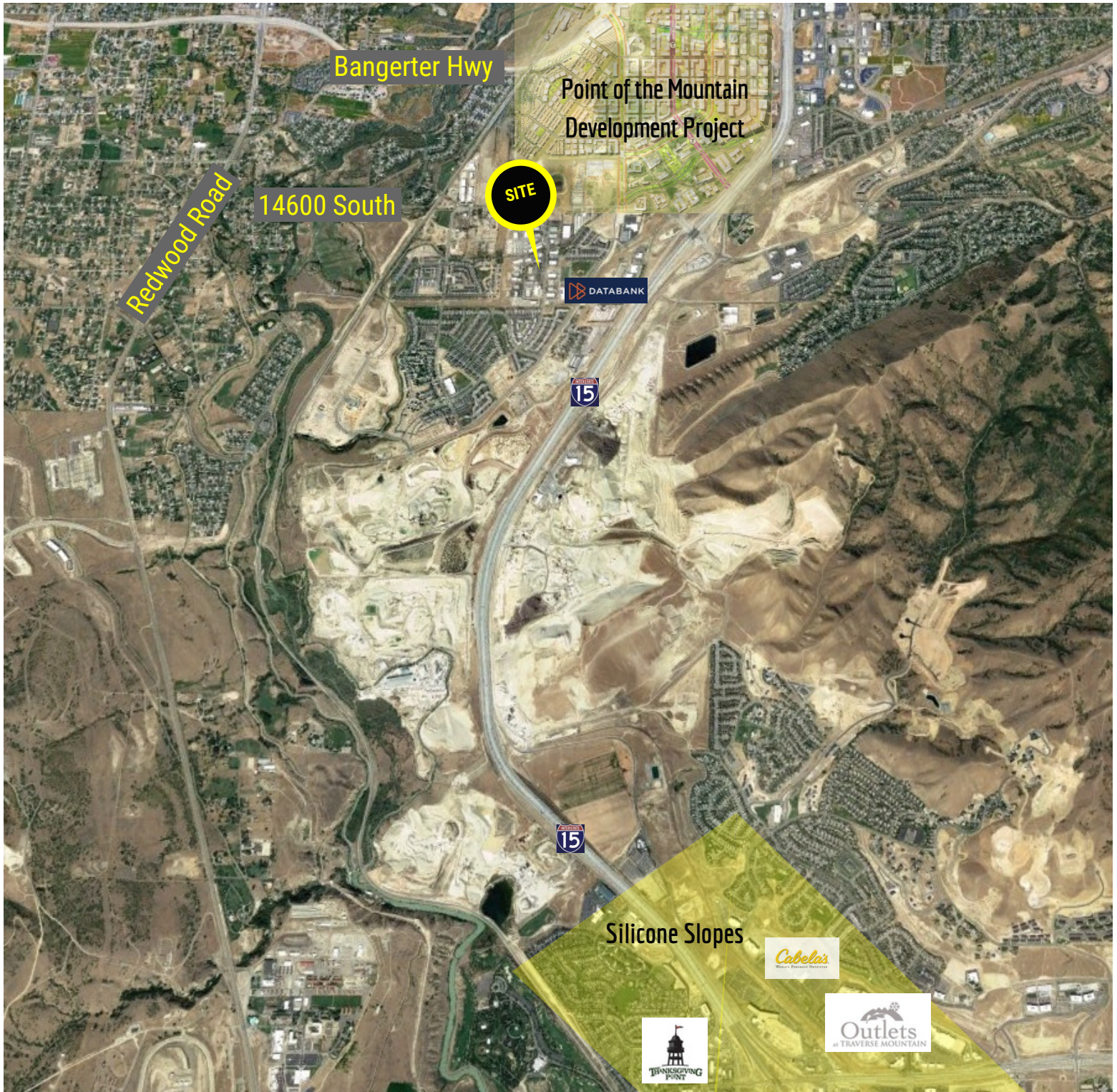
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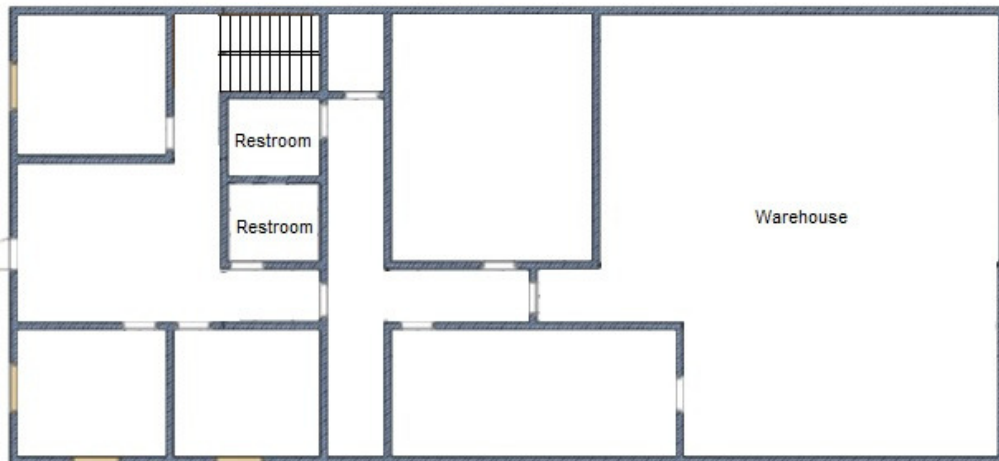
COMMERCIAL REAL  
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Second Level



Main Level



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