



GOLDEN SPIKE TECHNOLOGY PARK

4074 SOUTH 1900 WEST, ROY, UTAH 84067

LONG TERM SELLER FINANCING AVAILABLE



PROPERTY INFORMATION

- 35,388 SF Available
Divisible to 10,000 SF
- LED Lighting Throughout
- Ample Parking: 243 Parking Stalls
- Conducive for a Call Center
- 10' Drop Ceilings Throughout
- (1) Dock High Door
- (6) Exterior Entrances
- Near Ogden Airport

SALES PRICE: \$2,900,000.00

LEASE RATE: \$8.00/SF NNN

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|----------|----------|----------|
| Population | 11,079 | 72,312 | 182,839 |
| Households | 4,185 | 24,807 | 61,445 |
| Avg. Household Income | \$61,437 | \$62,072 | \$63,116 |

FINANCING TERMS

- Payments as Low as \$13,776.00 Per Month (\$4.67 Per SF)
- Subject to Buyer's Financial Condition

MATT MANGUM

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DEREK KLOPFER

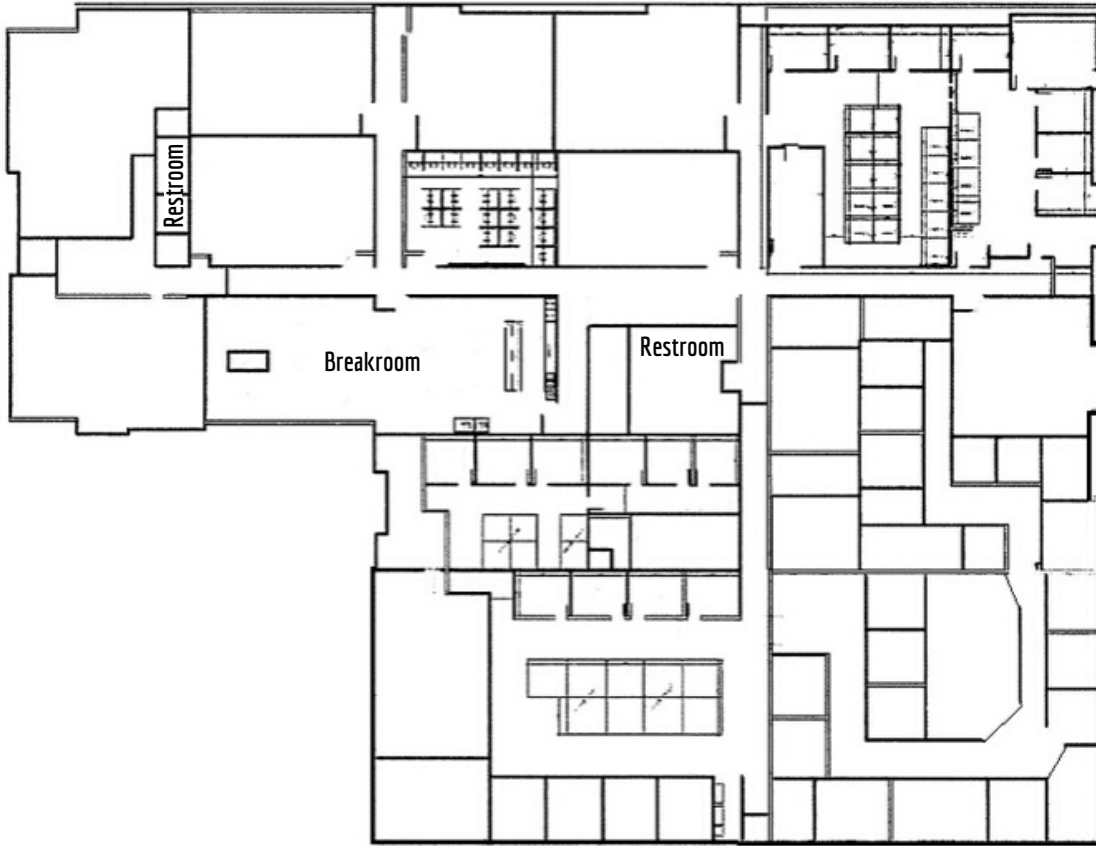
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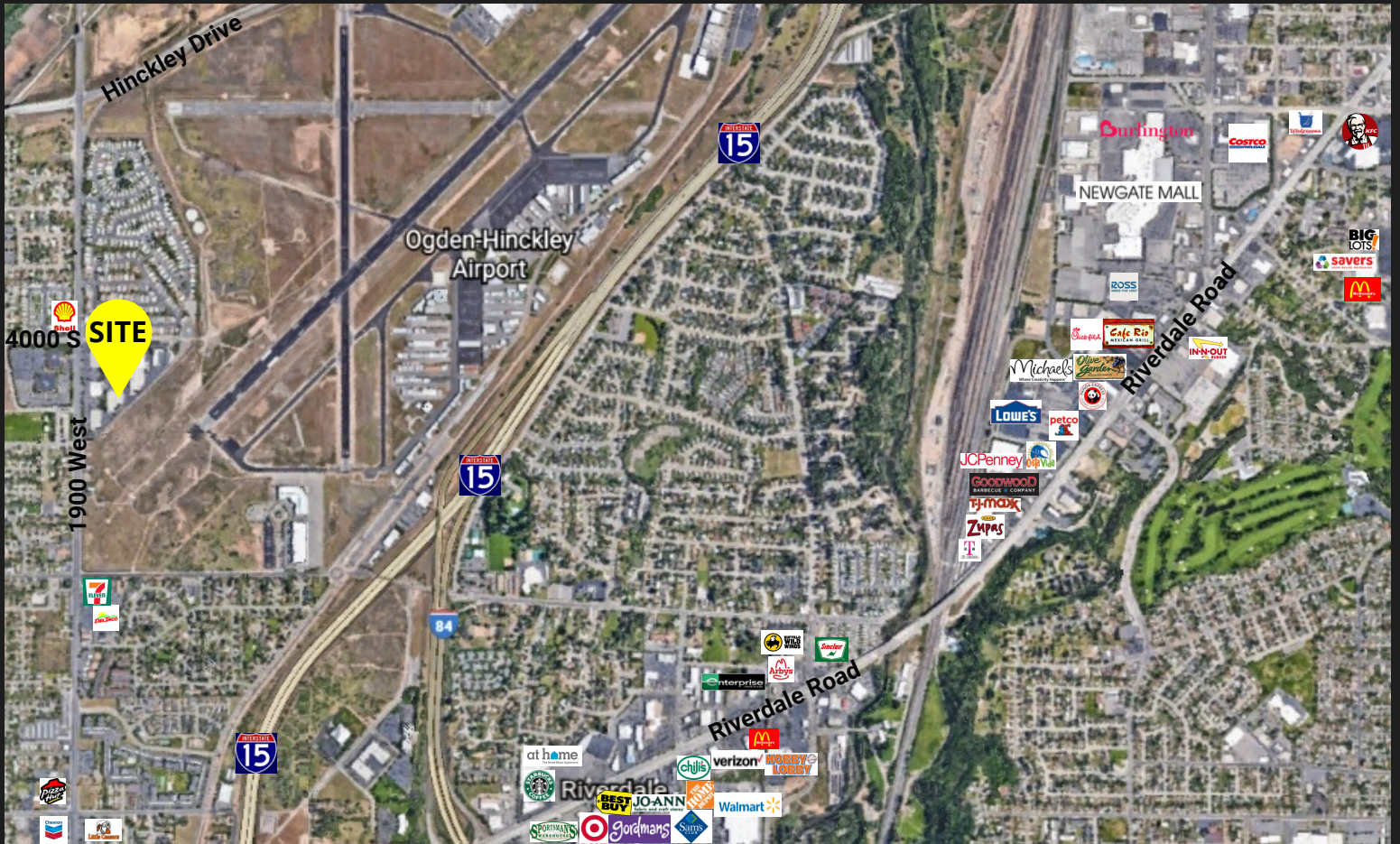
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