

## BRAND NEW WAREHOUSE FOR SALE

7091 W. GATES AVENUE, WEST VALLEY CITY 84128



### PROPERTY INFORMATION

- INVESTMENT OR OWNER USER
- 8,400 SF INDUSTRIAL STEEL BUILDING
- (4) YEAR LEASE TENANT FOR 6,000 SF
- (1) YEAR LEASE TENANT FOR 2,400 SF
- - WILLING TO RE-LEASE
- SITE SIZE : 0.51 ACRES
- NEWLY BUILT IN 2019
- NEW ASPHALT/CONCRETE DRIVE
- (3) GL DOORS
- LED LIGHTING THROUGHOUT WAREHOUSE
- SEPARATED 3 PHASE POWER | 400 AMP ELECTRICAL & GAS METERS
- EACH SPACE HAS PRIVATE RESTROOM & OFFICE
- RAISED CONCRETE FOUNDATION
- TEN TREE & ROCK LANDSCAPING WITH AUTOMATIC SPRINKLERS
- EASY ACCESS TO S.R. 201

**PURCHASE PRICE: \$1,399,000.00**

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# COMMERCIAL REAL ESTATE CONSULTANTS

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