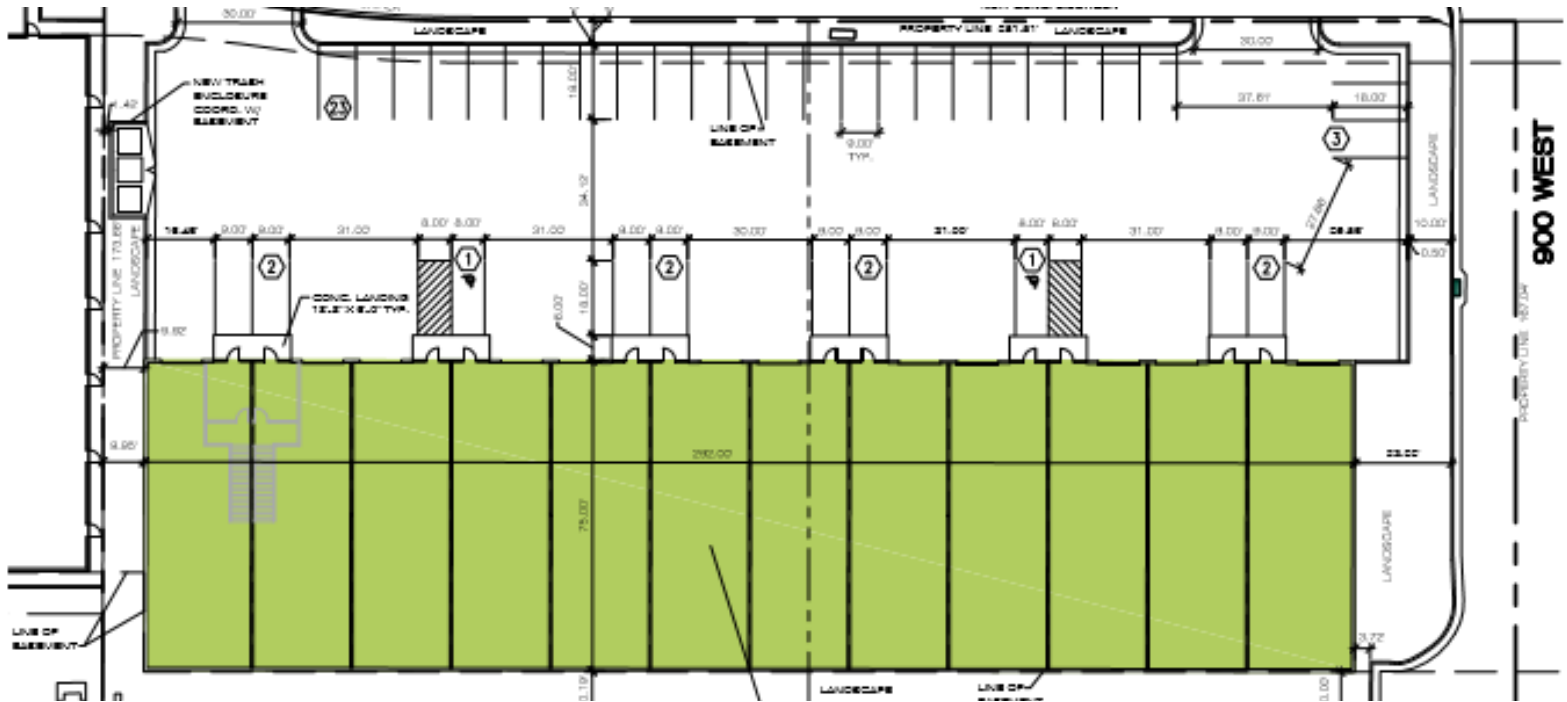


Executive Summary



SALE OVERVIEW

SALE PRICE: \$153,000-\$166,000

LOT SIZE: 1.31 Acres

BUILDING SIZE: 21,900 SF

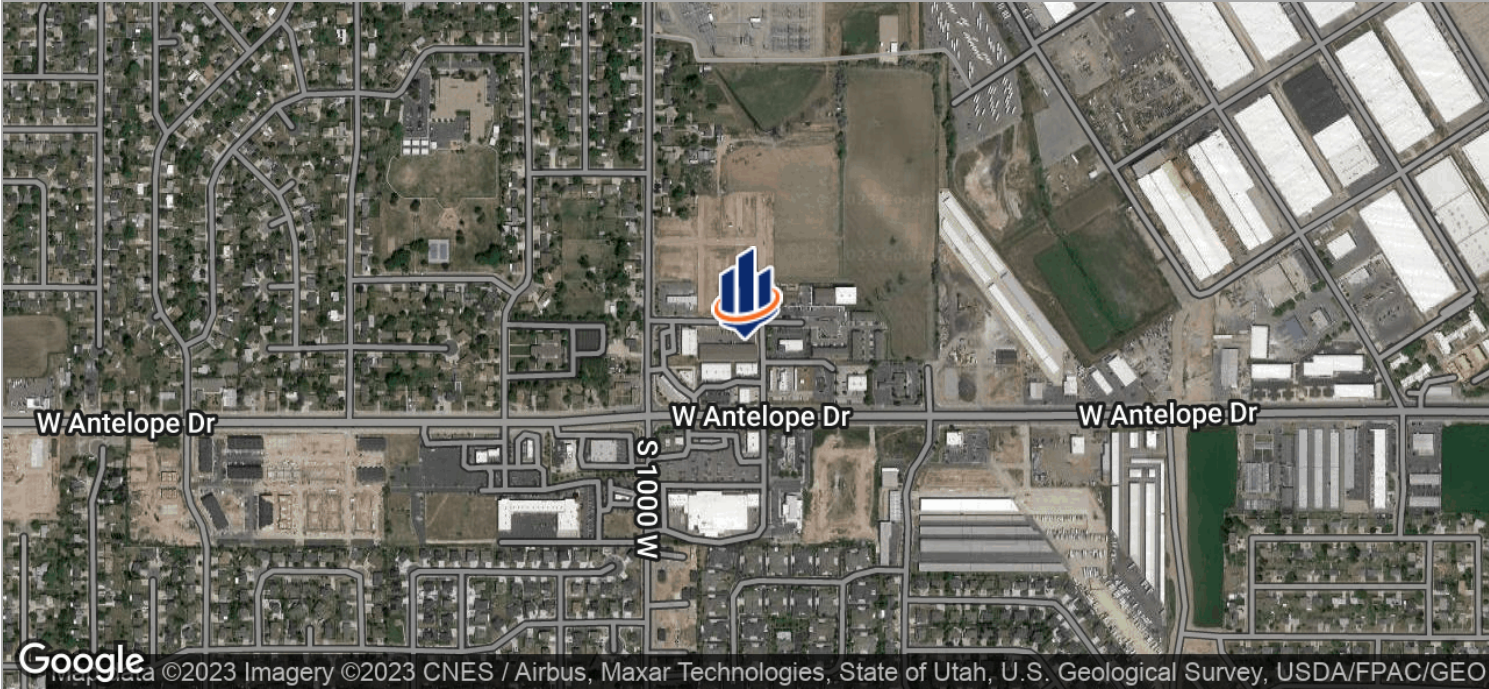
ZONING: M-1

PROPERTY DESCRIPTION

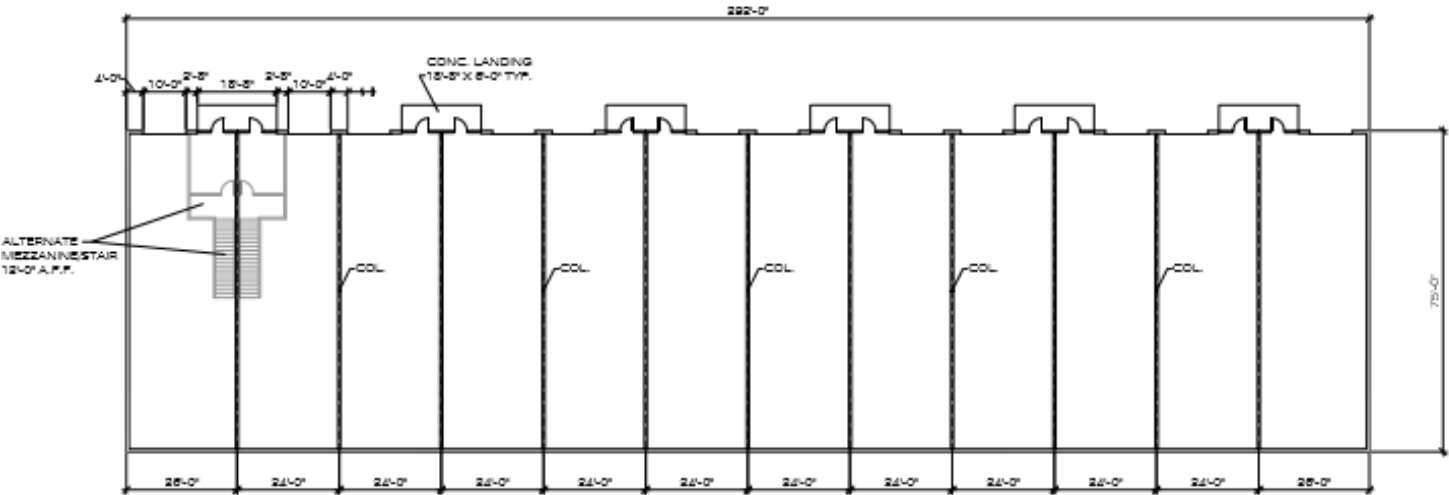
- To Be Built Office Warehouse in Clearfield
- 12 Proposed Units | Available to Purchase One or Multiple Units
- [1] 12' x 14' Overhead Door per Unit Located in Front of the Building
- Price is Based on a Demised Shell Cost with Lighting & Space Heater
- All Office Build-Out to be Added to Price

For a private showing and all of the confidential financial details, call Chet Barber at 801.872.4403

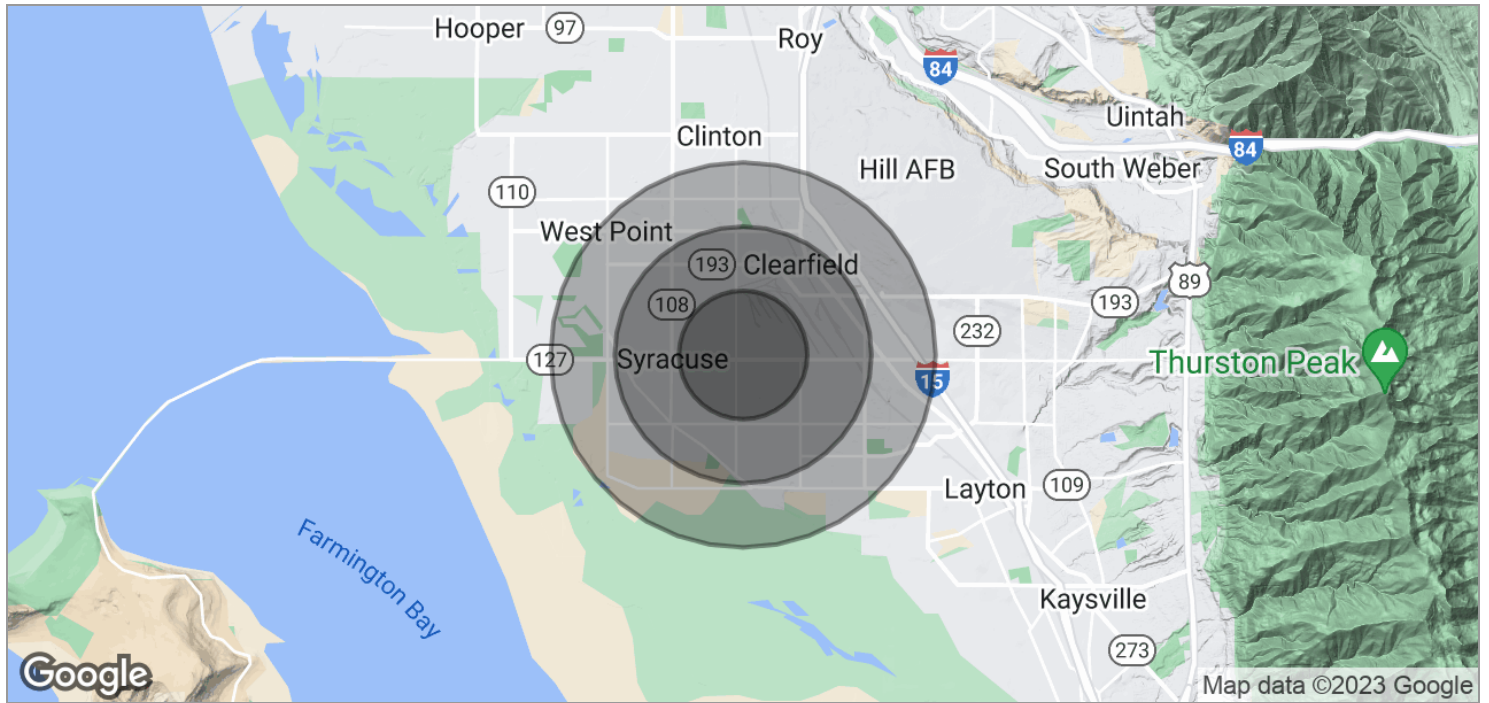
Location Maps



Additional Photos



Demographics Map



POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	5,777	26,936	58,142
MEDIAN AGE	28.1	26.8	26.3
MEDIAN AGE (MALE)	27.3	26.0	25.9
MEDIAN AGE (FEMALE)	28.5	27.2	26.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,632	7,705	17,231
# OF PERSONS PER HH	3.5	3.5	3.4
AVERAGE HH INCOME	\$81,803	\$71,478	\$64,793
AVERAGE HOUSE VALUE	\$189,270	\$166,372	\$163,259