

# HIGHWAY WAREHOUSE WITH YARD

920 N Mulberry St, Hildale, UT 84784



## EXECUTIVE SUMMARY



**LEASE RATE**     **\$2,500.00 SF/MONTH**

### OFFERING SUMMARY

Available SF:	6,000 SF
Lease Rate:	\$2,500.00 SF/month (MG)
Year Built:	2001
Building Size:	6,000 SF
Zoning:	Industrial

### PROPERTY OVERVIEW

Perfect highway frontage warehouse with large yard area of nearly 2 acres. Adjacent office and additional 2 acre yard area could also be available for lease. Two drive-thru doors. 14'x14' and 12'x12' rollup doors.

### PROPERTY HIGHLIGHTS

- Highway Frontage Warehouse
- Fantastic Visibility For Retail/Warehouse Or Other Business
- 1.8 Acre Parcel for Large Yard Area
- 14-20' Clear
- 50 A 120/208 Single Phase (Power Can Be Upgraded)
- Some TI May Be Available For Qualified Tenants
- Adjacent Office and Yard Area Could Be Added for Larger Construction Yard or Storage Area

For More Information:

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## ADDITIONAL PHOTOS



Highway Front



Northwest View Looking Southeast Along Highway



Southeast View Looking Northwest Along Highway

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## AERIAL MAP



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*For More Information:*

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