

24,598 SF
FOR SALE



FLEXIBLE INDUSTRIAL or OFFICE

1843 WEST 4000 SOUTH
ROY, UT 84067

Ilya Klein
303-552-4242
Ilya@KCommercial.com

UT HOLD LLC

FINANCIAL SUMMARY

OFFERING PRICE **\$3,300,000**

LEASABLE AREA **24,598 SF**

PRICE PER SF **\$134**

LOT SIZE **1.5 Acres**

COUNTY **Weber**

ZONING **BP**



Disclaimer: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

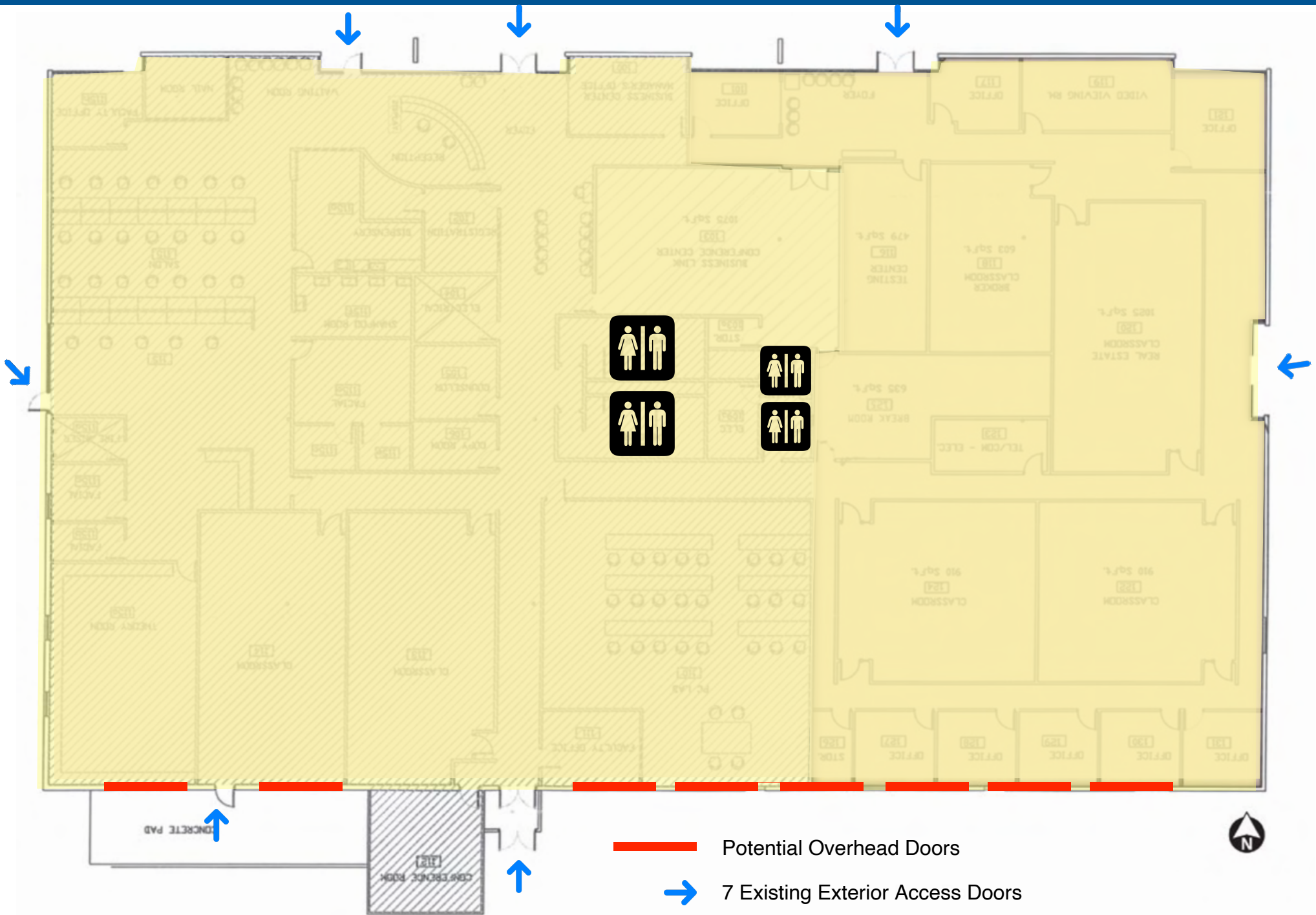
PROPERTY OVERVIEW



- **24,598 SF Available**
- **1.5 Acres Lot**
- **Divisible**
- **Flexible Unit Sizes**
- **14' Clear Height**
- **Up to 8 Overhead Doors**
- **Fully Fire Sprinklered**
- **Nice Office Buildout, Can Be Converted to Industrial**
- **Ample Parking**
- **20 Year Roof Warranty**
- **Newer HVAC System**

1843 W 4000 S SITE PLAN

Building Total: 24,598 SF





DEMOGRAPHICS

POPULATION

1 MILE

3 MILE

7,671

78,434

HOUSEHOLDS

1 MILE

3 MILE

2,893

27,209

MEDIAN AGE

1 MILE

3 MILE

35.40

33.80

MEDIAN HH INCOME

1 MILE

3 MILE

\$67,646

\$69,675

POPULATION GROWTH '23-'28

1 MILE

3 MILE

↑3.35%

↑4.72%

HOUSEHOLD GROWNTH '23-'28

1 MILE

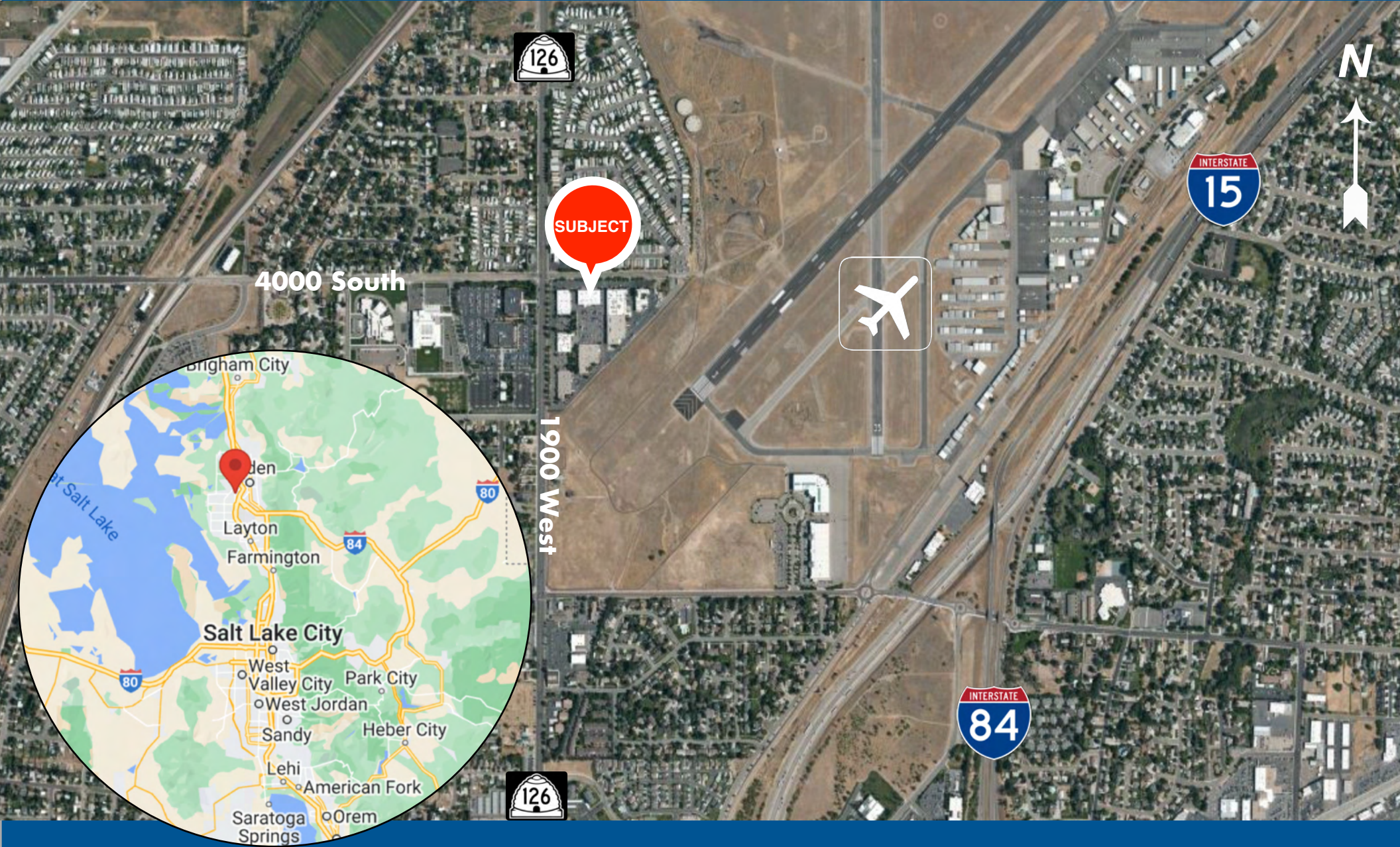
3 MILE

↑3.46%

↑5.05%

Disclaimer: The information contained on this page has been obtained from www.costar.com. Any information should be verified through independent sources by interested parties.

LOCATION



Ilya Klein
303-552-4242
Ilya@KCommercial.com

UT HOLD LLC