

# SANDY FLEX BUILDING FOR LEASE

8689 SOUTH 700 WEST, SANDY, UTAH 84047

**RATE REDUCTION! | AVAILABLE APRIL 1ST, 2024**



## PROPERTY INFORMATION

- 15,000 SF FLEX BUILDING AVAILABLE 4/1/2024
- 5,000 SF WAREHOUSE SPACE
- 10,000 SF OFFICE SPACE
- (1) 10' X 12' GL DOOR WITH DOCK RAMP
- (1) 10' X 14' DOCK HIGH DOOR
- (2) 40' SHIPPING CONTAINERS (EXCESS STORAGE)
- CLEAR HEIGHT: 18' - 20'
- GREAT SOUTH VALLEY LOCATION
- EASY ACCESS TO I-15 VIA 9000 SOUTH

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,083	109,238	327,843
TOTAL HOUSEHOLDS	2,754	37,329	106,922
AVG. HOUSEHOLD INCOME	\$67,983	\$68,387	\$78,402

## TRAFFIC COUNTS

9000 SOUTH: 46,000 ANNUAL AVERAGE DAILY TRAFFIC

700 WEST: 6,800 ANNUAL AVERAGE DAILY TRAFFIC

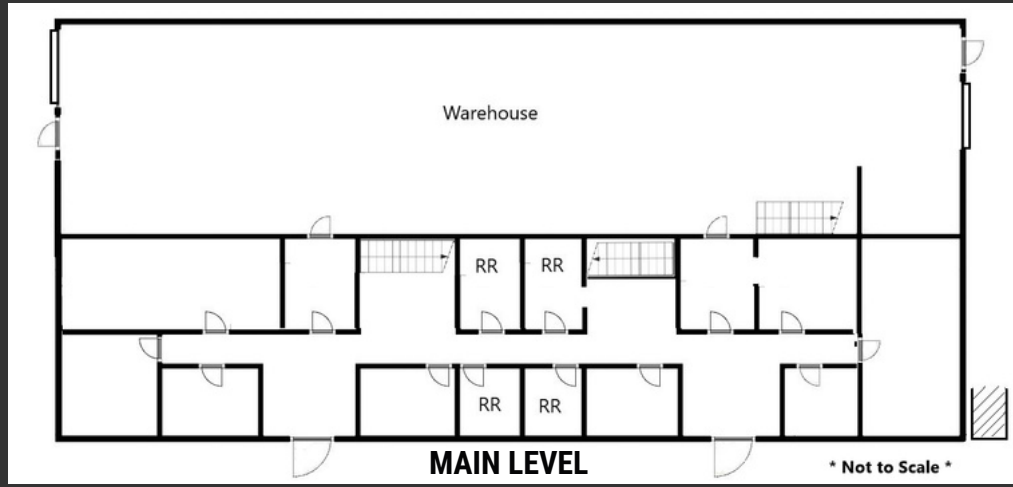
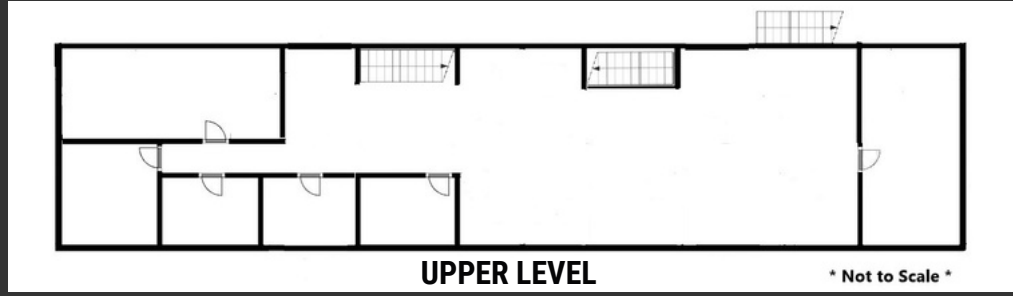
**LEASE RATE REDUCED : from ~~\$1.05/SF~~ to \$1.00/SF MONTH NNN**

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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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