



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

## Trader North

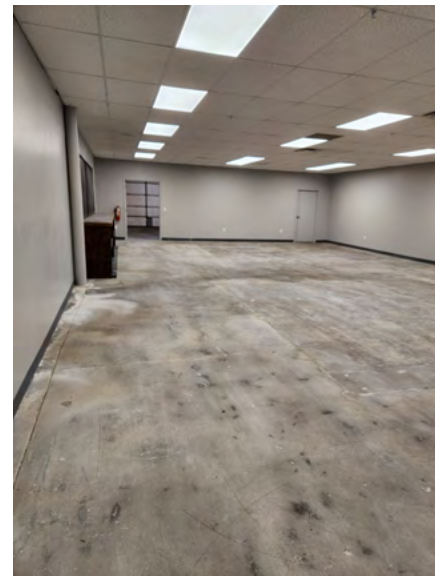
3221 South Highway 89 / Bountiful, Utah

WAREHOUSE SPACE FOR LEASE



### Property Highlights

- Size: 2,546 SF
- Lease Rate: \$13.00 PSF/MG
- Tenant pays gas & electricity
- Landlord pays sewer, water, & trash removal
- High exposure on Hwy 89
- TI allowance for long term lease
- Easy access to I-15
- Pole Signage available
- Space has 1 roll-up door on the North side of the building



**Julie Brown**  
Senior Associate  
+1 801 784 5317  
[julie.brown@cushwake.com](mailto:julie.brown@cushwake.com)

**April Hartzell**  
Associate  
+1 801 784 5319  
[april.hartzell@cushwake.com](mailto:april.hartzell@cushwake.com)

2225 Washington Blvd, #175  
Ogden, Utah 84401  
Main +1 801 525 3000  
Fax +1 801 525 9596  
**[cushmanwakefield.com](http://cushmanwakefield.com)**



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

## Trader North

3221 South Highway 89 / Bountiful, Utah



**Julie Brown**  
Senior Associate  
+1 801 784 5317  
julie.brown@cushwake.com

**April Hartzell**  
Associate  
+1 801 784 5319  
april.hartzell@cushwake.com

2225 Washington Blvd, #175  
Ogden, Utah 84401  
Main +1 801 525 3000  
Fax +1 801 525 9596  
**cushmanwakefield.com**