



3,250 SF FLEX SPACE IN LAYTON INDUSTRIAL PARK

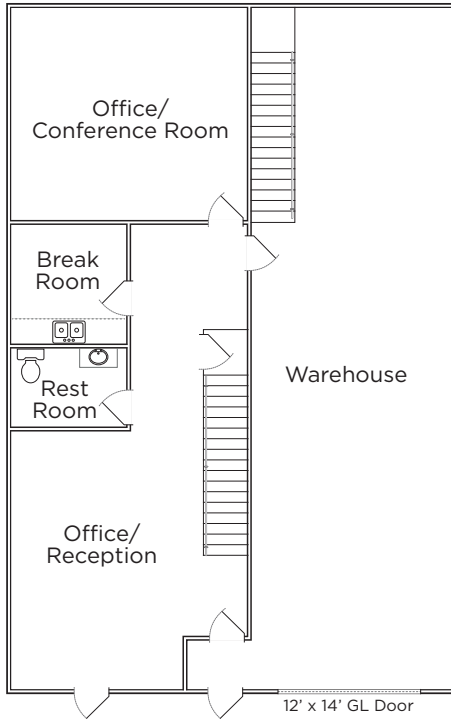
Property Highlights

- Size: 3,250 SF total
2,280 SF stacked office
970 SF warehouse
- Lease Rate: \$1.28 PSF NNN
- OpEx: Below market, only \$0.09 PSF
- Loading: 12' x 14' grade level door
- Clear Height: 20'
- Power: 3-phase
- Zoned: M-2
- Year Built: 2005
- Monument Sign available
- Multiple easy routes to I-15

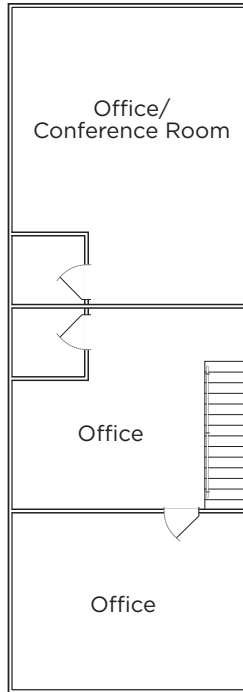


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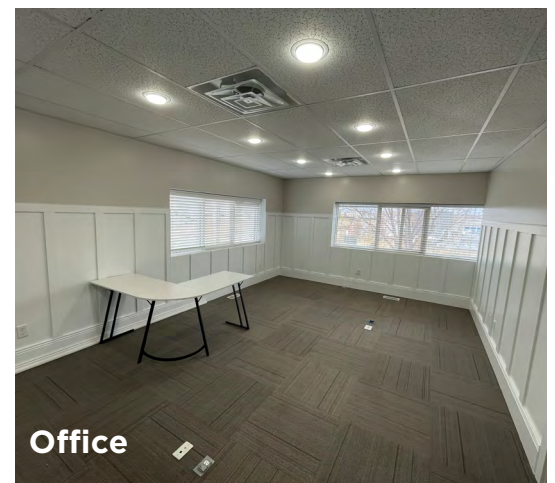
First Floor



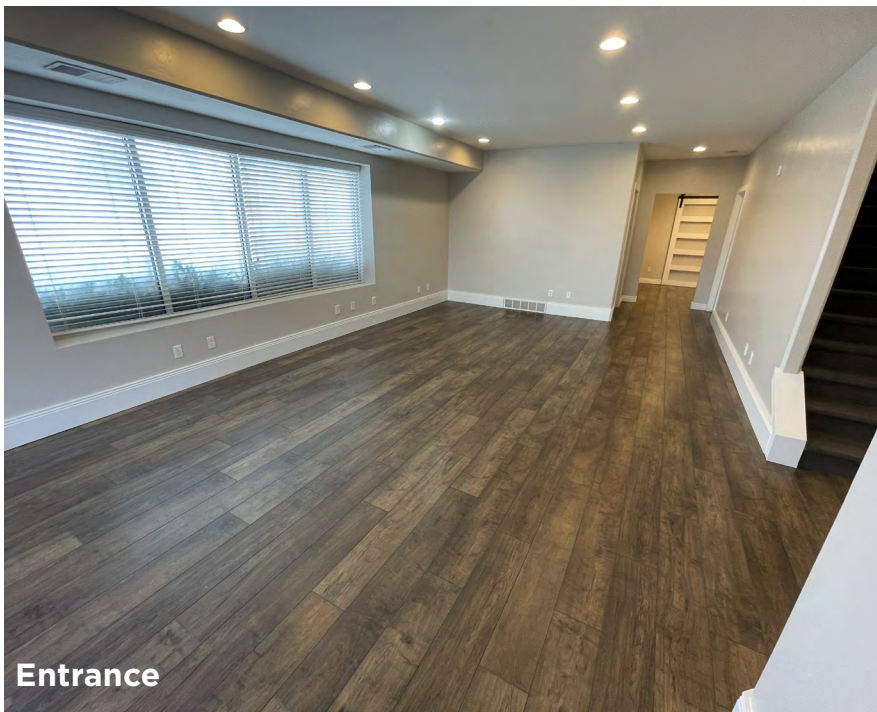
Second Floor



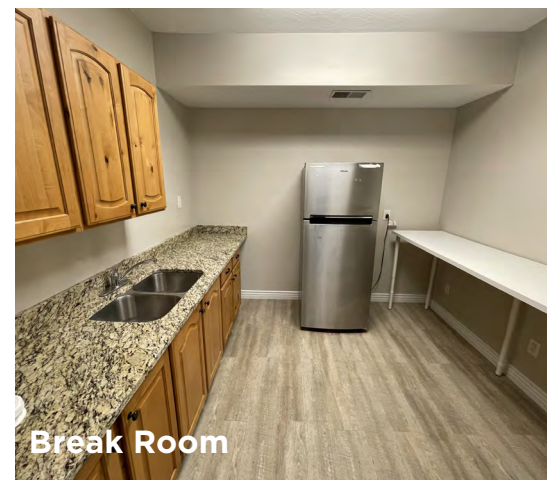
Conference Room



Office

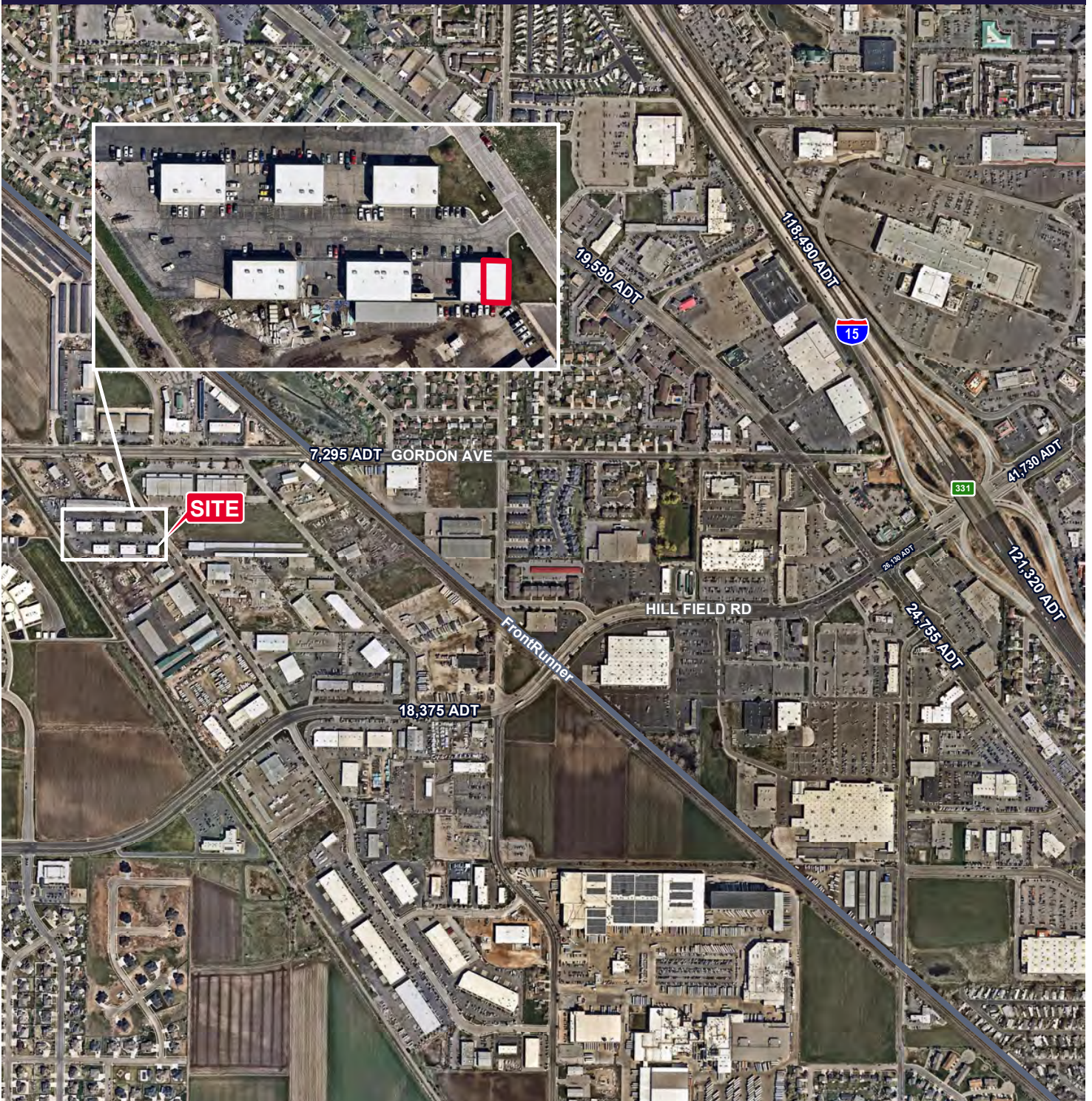


Entrance



Break Room

Marshall Way Flex Space, Unit A
893 North Marshall Way, Layton, UT 84041



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