CUSHMAN & WAKEFIELD

Former BAE Systems Data Center
1890 West 4000 South, Roy, UT



OFFICE/WAREHOUSE SPACE FOR SALE OR LEASE

Property Highlights

- Size: 15,218 SF
- Sales Price: $2,500,000
- Lease Rate: $10.80 PSF/NNN
- CAM: $1.40 PSF
- Doors: 2 Ground Level Doors
- Parking: 64 Parking Stalls
- Power: 240 Volts, 2000 Amps, 3-phase
- Zoning: BP (Business Park District)
- Easy access to I-15
- Back-up generator
- Seller financing available for qualified buyer

CUSHMAN & WAKEFIELD

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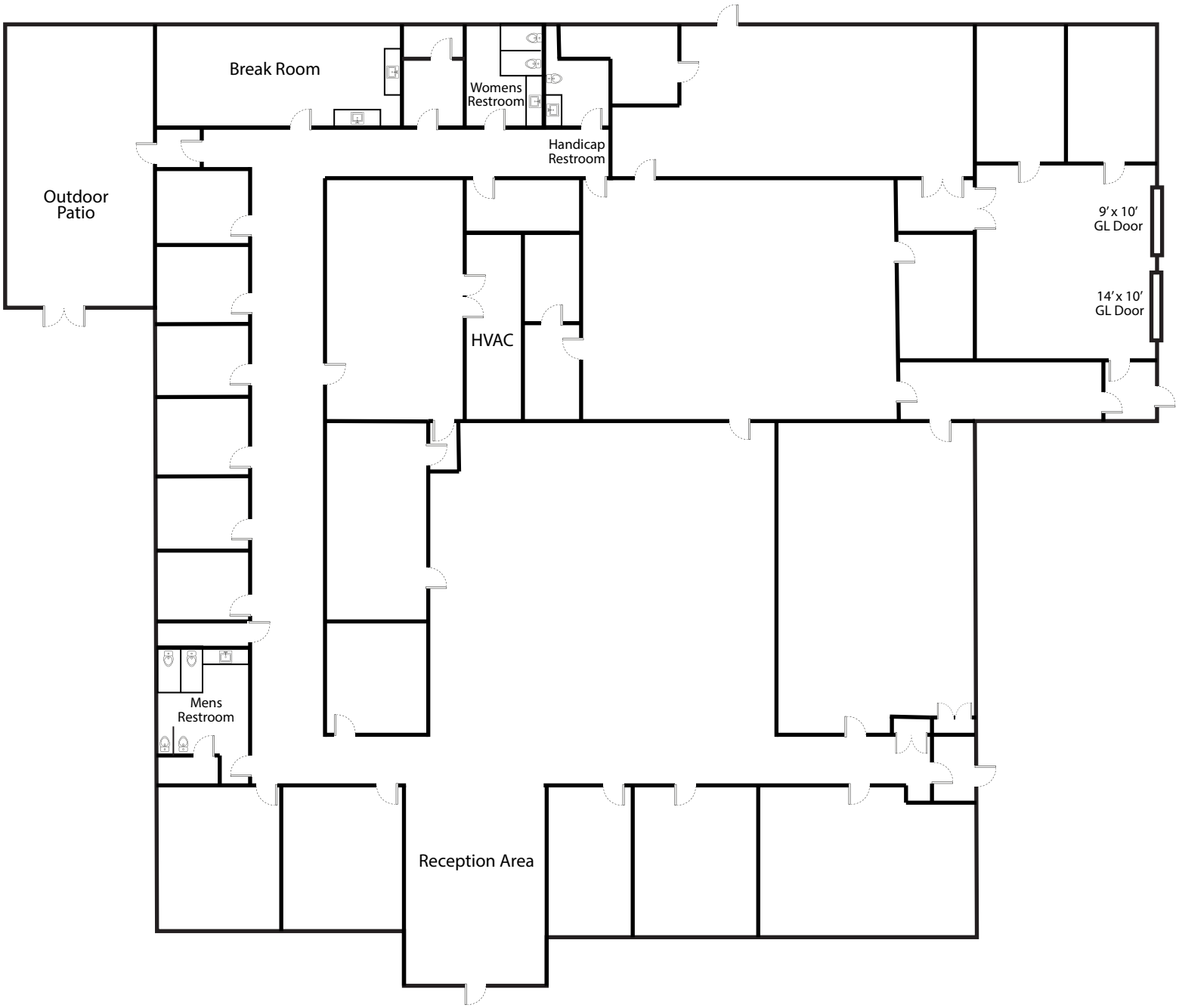




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Floor Plan



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