

# FOR LEASE

## Flex Unit - Suite C-1

2575 South 2700 West  
West Valley City | UT 84119



### PROPERTY HIGHLIGHTS



#### TOTAL SIZE

202 SF Office (1 private)  
393 SF Mezz. Office (2 private)  
2,983 SF Warehouse  
3,578 SF TOTAL



#### CLEAR HEIGHT

16' in warehouse



#### LOADING DOORS

(1) ground-level door (12' x 14')



#### FIRE SPRINKLERS

Yes



#### ZONING

M (Manufacturing) - allows many uses, including automotive repair



#### POWER SERVICE

200amps, 3phase (tenant to verify)



#### LOCATION

Quick access to I-215, I-15 & I-80



#### LEASE RATE

\$3,641.28 ~~4,794.40~~ - Base Rent (\$1.02 psf)  
\$ 858.72 - NNN (\$0.24 psf)  
\$4,500.00 ~~5,500.00~~ - TOTAL per month



#### AVAILABILITY DATE

August 2026



#### JASON HAGBLOM

President/Principal Broker  
NEXUS Commercial Real Estate



| 801.860.5030



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| 1192 E Draper Parkway  
Suite 501  
Draper, UT 84020



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**AUTOMOTIVE USES ALLOWED!**



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This information contained herein is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe reliable. Tenant/Buyer to verify all information.



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