

Hutch Cove Business Park

74 E 13065 S Unit #6, Draper, UT 84020



**100%
Leased**

FOR SALE

Single-Tenant Investment

±2,445 SF of Condo/Office Space

Leased to Garney Companies, Inc.

\$1,275,000 | ~7.0% Cap

*Cap rate approximate; based on average rent over lease term.

PROPERTY INFORMATION

- **Single-Tenant Office Condo** — Leased Investment
- **Tenant: Garney Companies, Inc.** — largest water/wastewater contractor in the U.S. (\$2B+ revenue, employee-owned)
- **Lease:** Gross | up to/Through June 2031 | 4% annual bumps
- **Current Rent:** \$7,250/mo

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- **Building Class:** A
- **Zoning:** Light Industrial / Commercial
- **Total Building:** 29,958 SF | Lot: 2.93 Acres
- **Parking:** 8 stalls (2.7:1,000 SF) | I-15 visibility
- **Total Units in Complex:** 11



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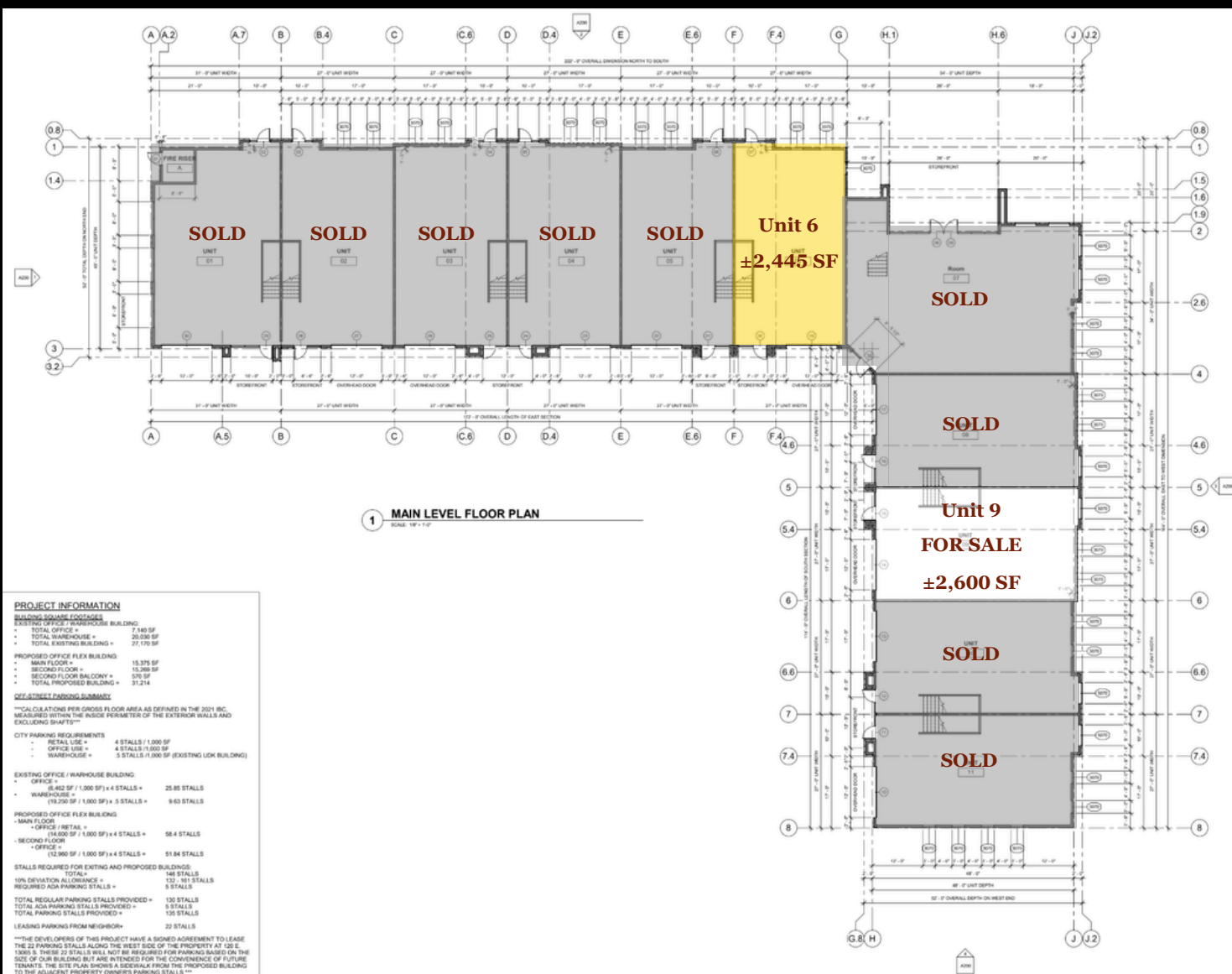
Unit Information



- Unit Size: ±2,445 SF, two-story
- Dimensions:
 - Main floor: 55' deep, 25' wide
 - Clear Height: 12' on main floor, 10' on 2nd floor
 - 10'x10' glass overhead door
- Condition: Fully built out and occupied — turnkey income, no buildout cost or downtime
- Sale Type: Investment
- Signage & Visibility: Strong exposure along I-15 freeway
- Flexible zoning supports office, retail, or industrial use — broad re-leasing options

Site Plans

Hutch Cove Business Park Site Map



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Hutch Cove Business Park Map

