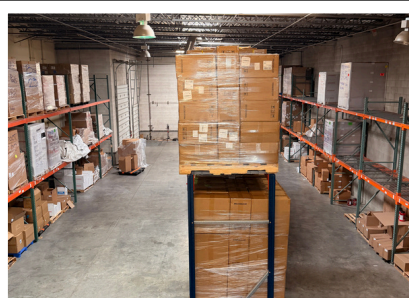
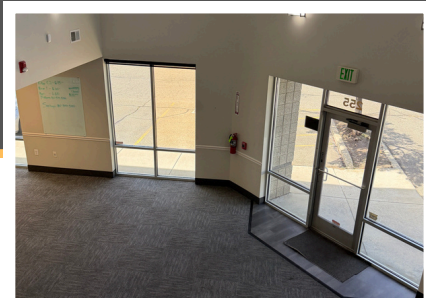




SUB LEASE AVAILABLE

**255 W Central Ave
Millcreek, UT 84107**



PROPERTY INFO



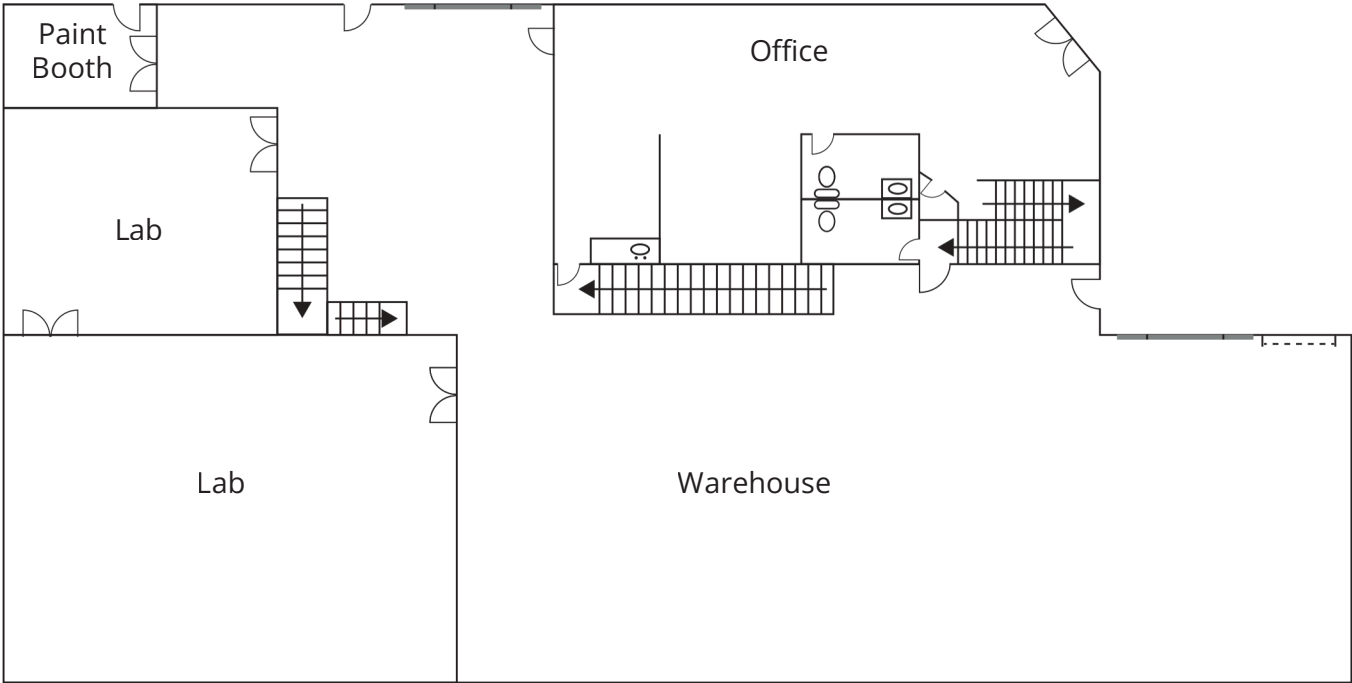
PROPERTY HIGHLIGHTS

- **11,570 SF**
 - **Warehouse – 7,400 sf**
 - **Office – 4,170 SF**
 - **Bonus Mezzanine – 1,736 SF**
- **Temperature-controlled warehouse**
- **1 Dock High**
- **2 GL Doors**
- **400-amp 3-Phase Power**
- **Possibility for Outdoor Storage**
- **Security System In Place**
- **Office Remodeled 2 Years Ago**
- **Available Within 30 Days or Less of Lease Execution**
- **Master Lease Expiration-4/30/28**
- **Possibility of Longer Direct Lease**
- **Contact Agent for Pricing**

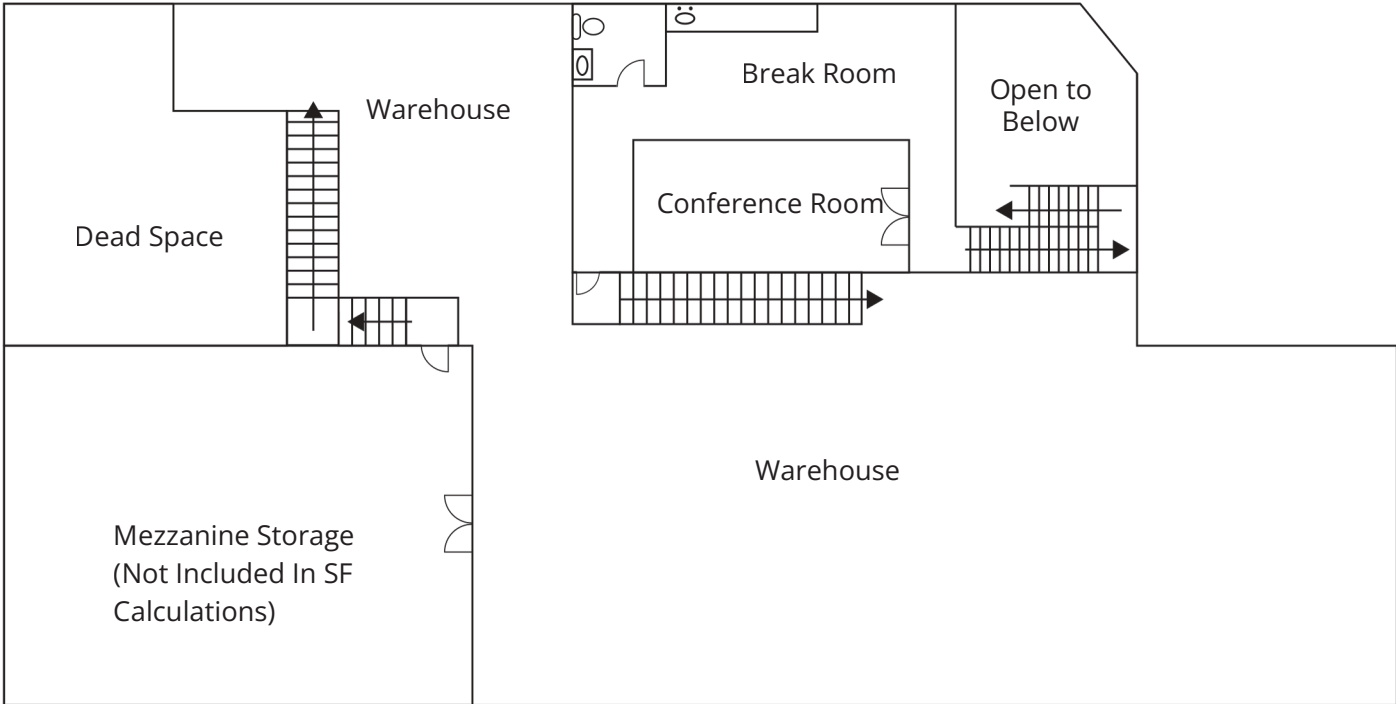
FLOOR PLAN



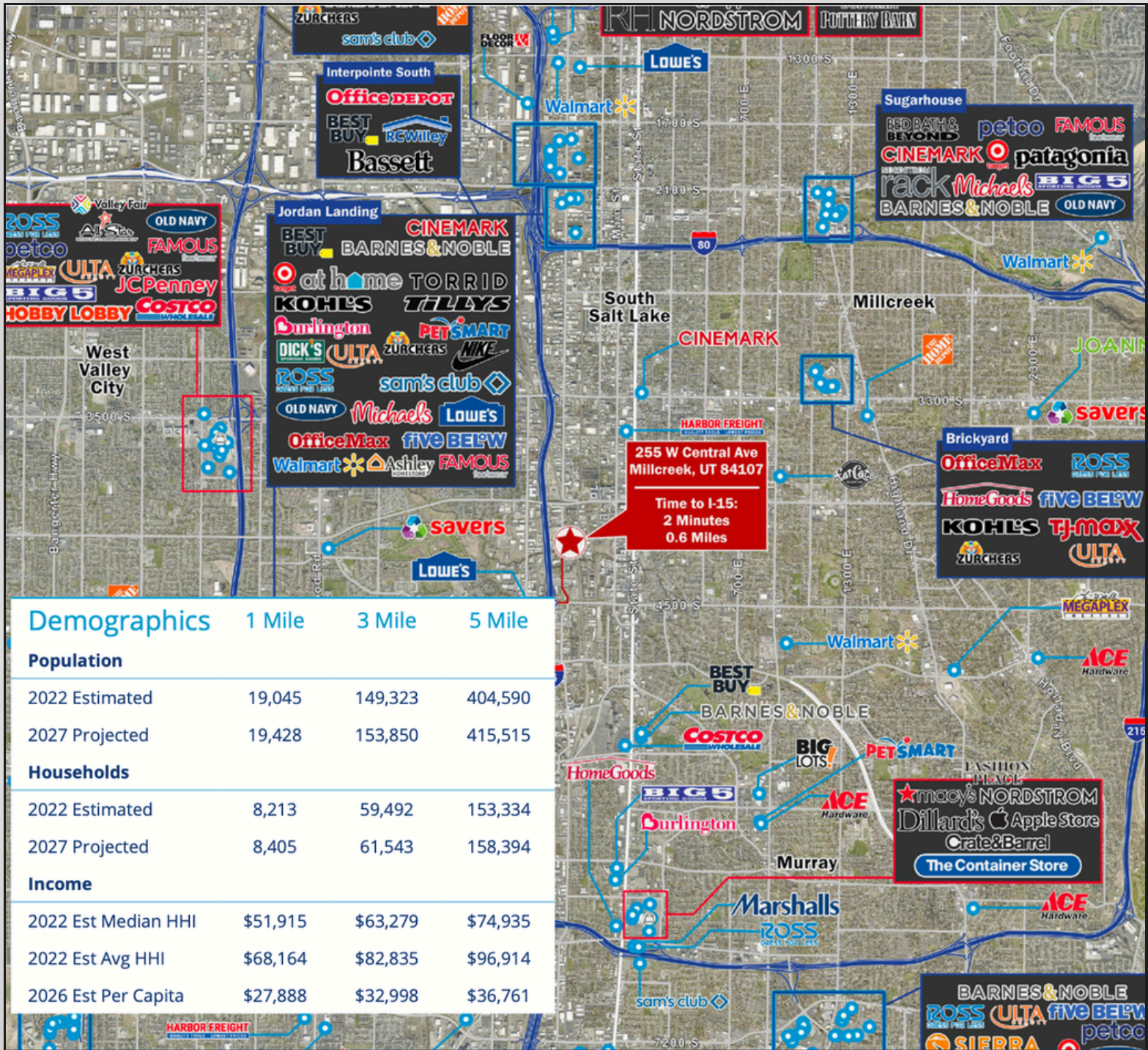
Main Level



Second Floor



SITE LOCATION





OUR Contact

Get in touch with Us!

Blake McDougal



+1 801-898-5411



bmcdougal@presidio-commercial.com



www.presidio-commercial.com



3400 Ashton Blvd, Suite 275
Lehi, UT 84043

This document has been prepared by Presidio Real Estate for advertising and general information only. Presidio Real Estate makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Presidio Real Estate excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Presidio Real Estate and/or its licensor(s).