



OFFICE/WAREHOUSE

FOR LEASE

Total SF

4,159 SF

Available

30 June 2026

Price

\$1.30 PSF NNN

489 W Parkland Dr. Sandy, UT 84070

Property Highlights

- Price: \$1.30 PSF / Mth / NNN
- NNN Fees ~ \$0.25 PSF / Mth
- Office & Warehouse
- Very Desirable End Unit
- Three dedicated offices
 - ~ 1,600 SF Mezzanine
 - ~ 800 SF Warehouse
 - ~ 1,800 SF Office/Retail
 - (1) grade level door (12' x 12')
 - Clear Height: 19' 10"
- One min from 90th South & I-15 exit
- Two (2) Restrooms
- Hookups in warehouse for Washer & Dryer. Water hook up for hose to clean warehouse
- Large open space on second level that can be Office or Multipurpose use
- Existing Office Furniture to stay & will be included in Lease
- Power: 208V/3 Phase/200 AMP
- Lots of Parking stalls (~8)
- Lobby Area
- Storage Rooms
- Zoning: CR-PUD

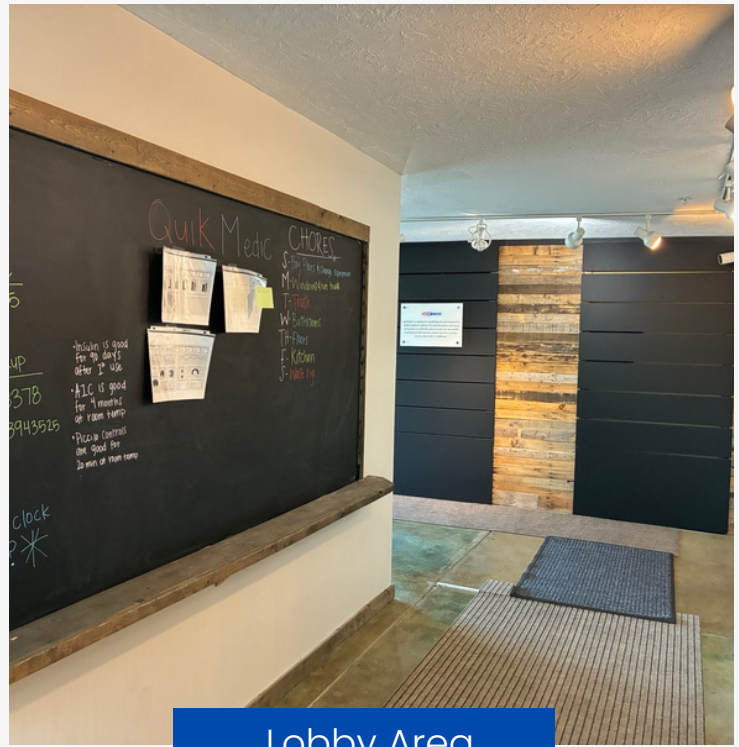
For Information, Please Contact

Scott Babcock

Scott@MillbrookCRE.com
Direct: 801-231-0708



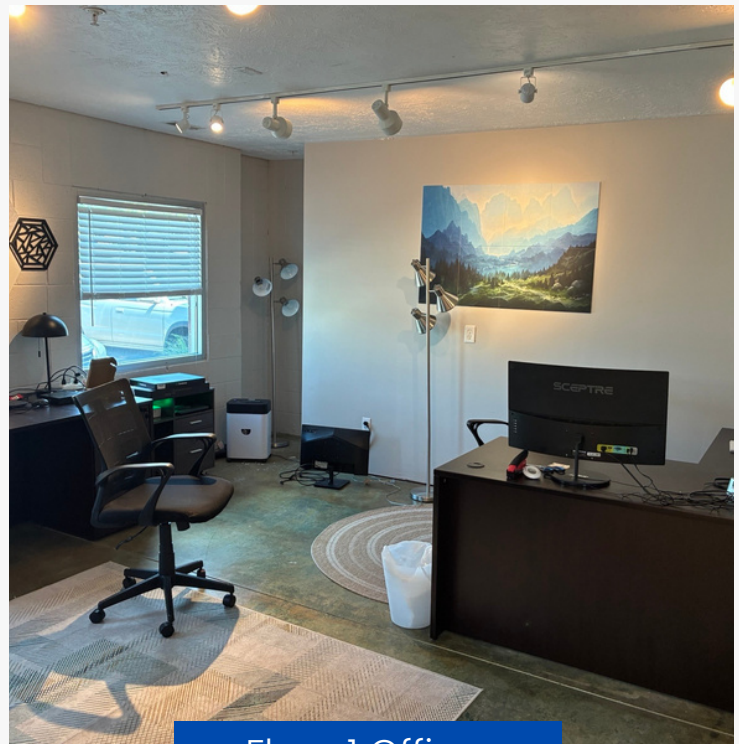
Lobby Area



Lobby Area



Floor 1 Office



Floor 1 Office

For Information, Please Contact

Scott Babcock

Scott@MillbrookCRE.com
Direct: 801-231-0708

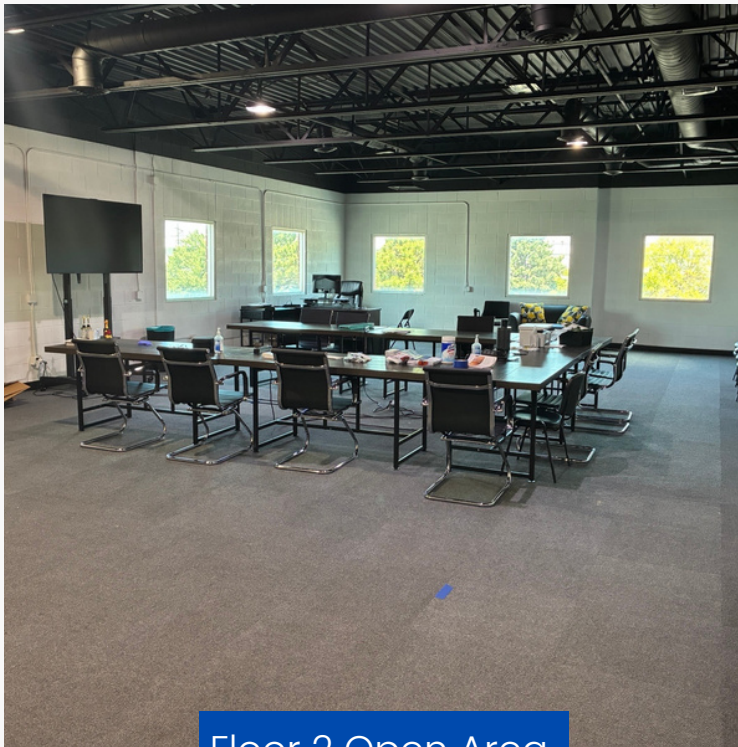
FOR LEASE



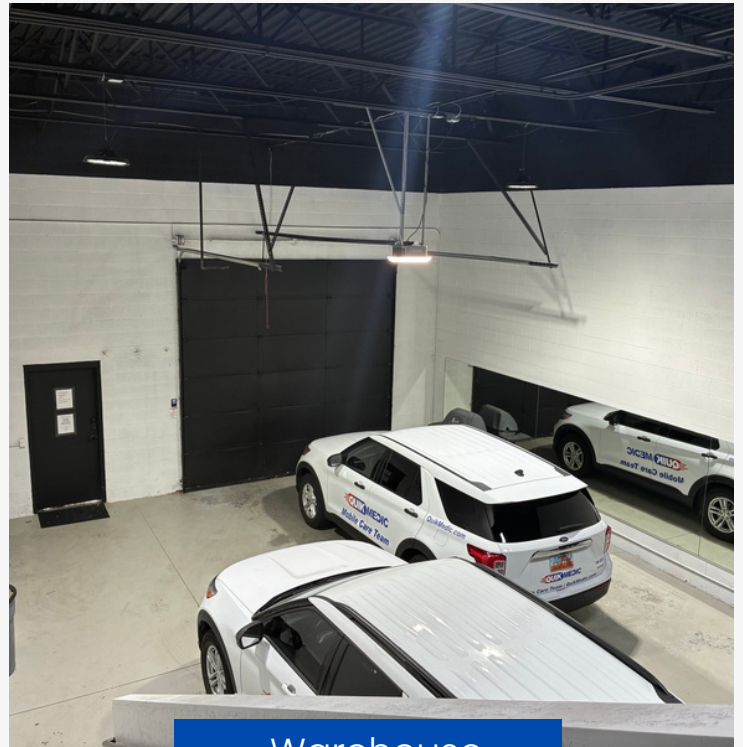
Break Room



Bathroom



Floor 2 Open Area



Warehouse

For Information, Please Contact

Scott Babcock

Scott@MillbrookCRE.com
Direct: 801-231-0708



End Unit



Right Off 90th South

For Information, Please Contact

Scott Babcock

Scott@MillbrookCRE.com
Direct: 801-231-0708