

DECKER LAKE INDUSTRIAL SPACE

3076 Decker Lake Dr West Valley City, UT
84119



Investment Realty
ADVISORS

ELLIOT ABEL

President of Commercial Leasing
435.485.7070
elliott@iraut.com

4,323 - 14,387 SF of Industrial Space

PROPERTY SUMMARY



PROPERTY DESCRIPTION

UNDER CONSTRUCTION - Welcome to 3076 Decker Lake Ln, a brand under construction commercial property located in the desirable West Valley City manufacturing neighborhood. This 19,600 sq ft building offers the opportunity to divide the space into four units, with an asking rent of \$12.00 per sq ft per year. The property features 28 parking spots, 12-foot clear heights, and bay doors in the back. Tenant improvements are flexible, and there is plenty of room for signage. Currently planning 90% light manufacturing space 10% office. Don't miss this opportunity to secure a prime location for your business.

Ownership is expecting to deliver this building by the End of May 2024. Now is the time to reach out!

OFFERING SUMMARY

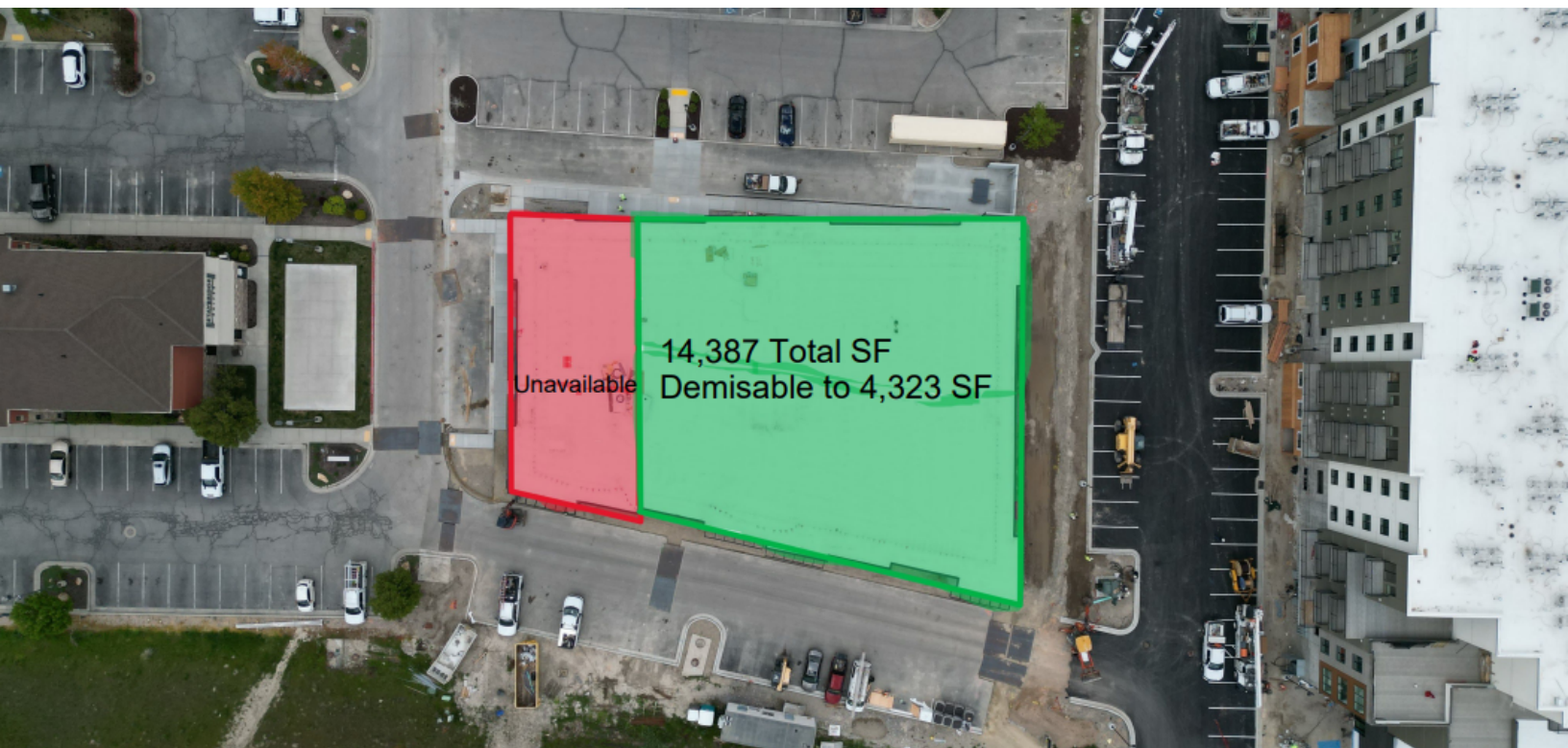
Lease Rate:	\$12.00 SF/yr
Lease Type:	NNN
Number of Units:	4
Available SF:	4,323 - 14,387 SF
Lot Size:	1 Acres
Building Size:	18,451 SF
Parking Ratio:	1.5/1,000
Total Parking Stalls:	28
ADA Parking Stalls:	1
AADT:	12,299
Lease Term:	3-10+
Available Date:	06/01/2024

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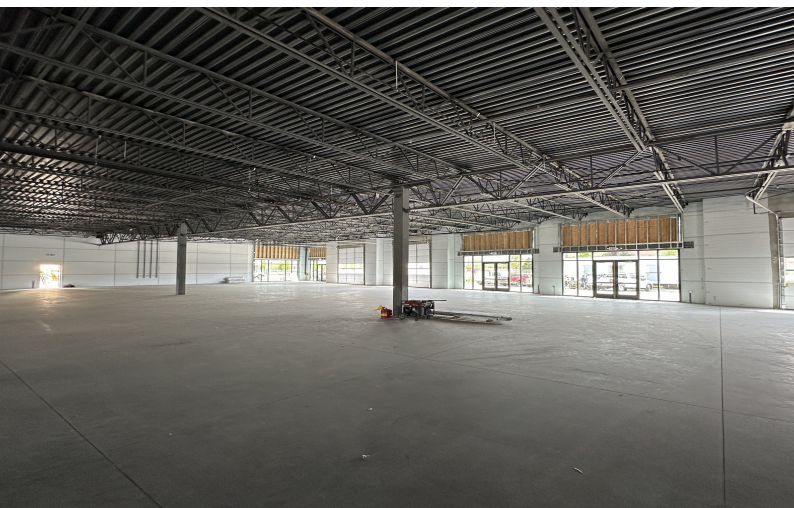
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SITE & AVAILABILITY



ADDITIONAL PHOTOS



PERMITTED USES



Uses – (Uses with an asterisk (*) include use-specific regulations.)

	M	DLSOZ
Artist Studio	P	P
Automobile Parts Store	P	P
<u>Brew Restaurant, Brew Restaurant and Liquor Retailer, Small Brewer*</u>	P	P
Day Care/Preschool Center	P	P
Equity Club*, Fraternal Club*, Social Club*, or Other Establishment Requiring a Club License	PC	P
<u>Event Center, Indoor*</u>	PC	P
<u>Event Center, Outdoor*</u>	C	P
Fast Food Establishment with No Drive-Up Window	P	P
Financial Institution	P	P
Fitness Center	P	P
Furniture Store	P	P
Garden Center* or Garden Center* with an Indoor Event Center* as an Accessory Use	P	P
Grocery Store	PC	P
Gun Range, Indoor	P	P
Industrial, Light	PC	P
Instructional Facility	PC	P
<u>Kennel, Indoor*</u>	PC	P
Laundromat	P	P
<u>Lodging Facility*</u>	PC	P
Massage Establishment	P	P
<u>Medical Cannabis Pharmacy*</u>	P	P
Neighborhood Grocery	P	P
Neighborhood Service Establishment	P	P
Off-Premises Beer Retailer	P	P
Office, Professional	P	P
<u>Permanent Cosmetic Establishment*</u>	P	P
Recreation, Indoor	P	P
<u>Recreational Facility Beer Retailer*</u>	P	P
Rental Store	P	P
Restaurant*, Restaurant On-Premises Beer Retailer*, Restaurant Liquor Retailer	P	P
Retail Department or Specialty Store	P	P
<u>Retail Tobacco Specialty Business*</u>	P	P
Secondhand Precious Metal Dealer/Processor and/or Precious Gem Dealer	P	P
Secondhand Store	P	*
<u>Shopping Center*</u>	C	P
<u>State Store/Package Agency*</u>	P	P
Taxicab Business	P	P
Temporary Nonresidential Building	P	P
Temporary Land Use	P	P
Uses Customarily Accessory to a Listed Permitted Use	P	P
Uses Customarily Accessory to a Listed Conditional Use	P	P
<u>Veterinary Hospital*</u>	P	P

LOCATION MAP



Google

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