

FOR LEASE

Office and/or Warehouse with I-15 frontage

8750 S. Harrison St., Sandy, UT 84070



JASON HAGBLOM
Principal Broker

📞 | 801.860.5030
✉ | jason@nexuscres.com

📍 | 9135 S Monroe Plaza Way
Suite C, Sandy, UT 84070
🌐 | www.nexuscres.com



PROPERTY HIGHLIGHTS

- ▤ Total Size: 3,982 RSF
- ▤ Office: 1,172 SF (with common)
- ▤ Production Room: 500 SF
- ▤ Warehouse: 2,310 SF
- ▤ Year Built: 2022
- ▤ Zoning: RC (Reg. Comm. Dist.)
- ▤ Parking: 5 stalls

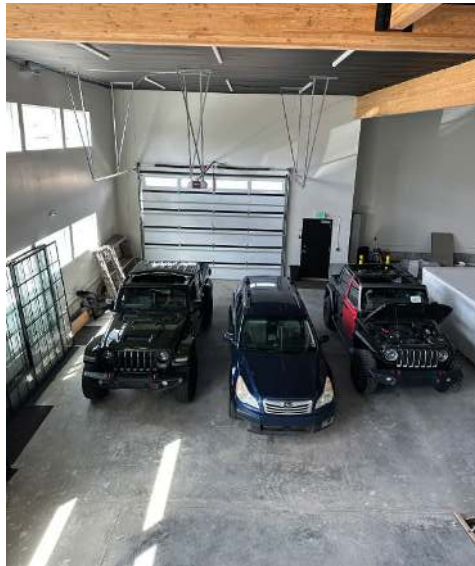
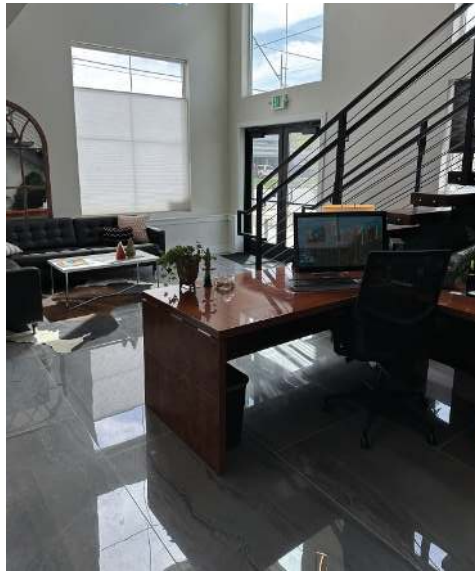
Rare opportunity to lease south valley office and/or warehouse space with I-15 frontage and potential for building and digital signage! This newly-constructed building with Class A office finishes is ready for immediate occupancy. Property is located right off 9000 South and I-15, allowing for fast and easy freeway access. Buildings are newly constructed and office area can possibly be leased separately from the warehouse. North unit has additional basement storage. Call now to schedule a showing!



LEASE SUMMARY

- ▤ Asking rates are \$1.17 - \$1.70 psf, NNN
- ▤ Billboard and building signage possible (add. fee)
- ▤ Good credit and 3-year min. term required

PROPERTY PHOTOS



FLOOR PLAN (8750 S.)

MAIN FLOOR

NORTH BUILDING

Clear Height: ~18'

Warehouse Heat: Yes

Fire Sprinklers: No

Shop Sink: Yes

Internet: Xfinity

Google Fiber coming soon

Class A office finishes

SECTION A

2 Offices, Conference Room,
622 Sq Ft Common Area
+550 Sq Ft @ \$1,100/month

SECTION B

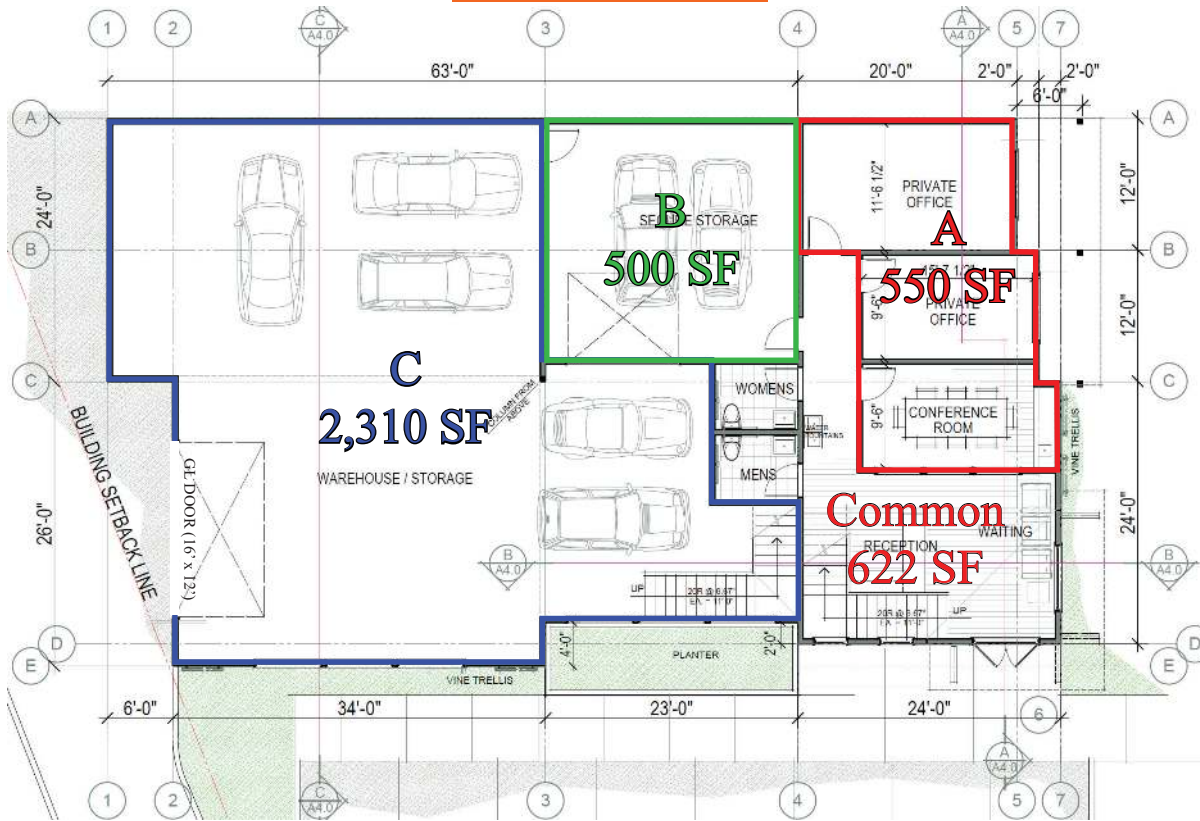
Production Room
500 Sq Ft @ \$1,000/month

SECTION C

Warehouse
2,310 Sq Ft @ \$3,400/month

TOTAL

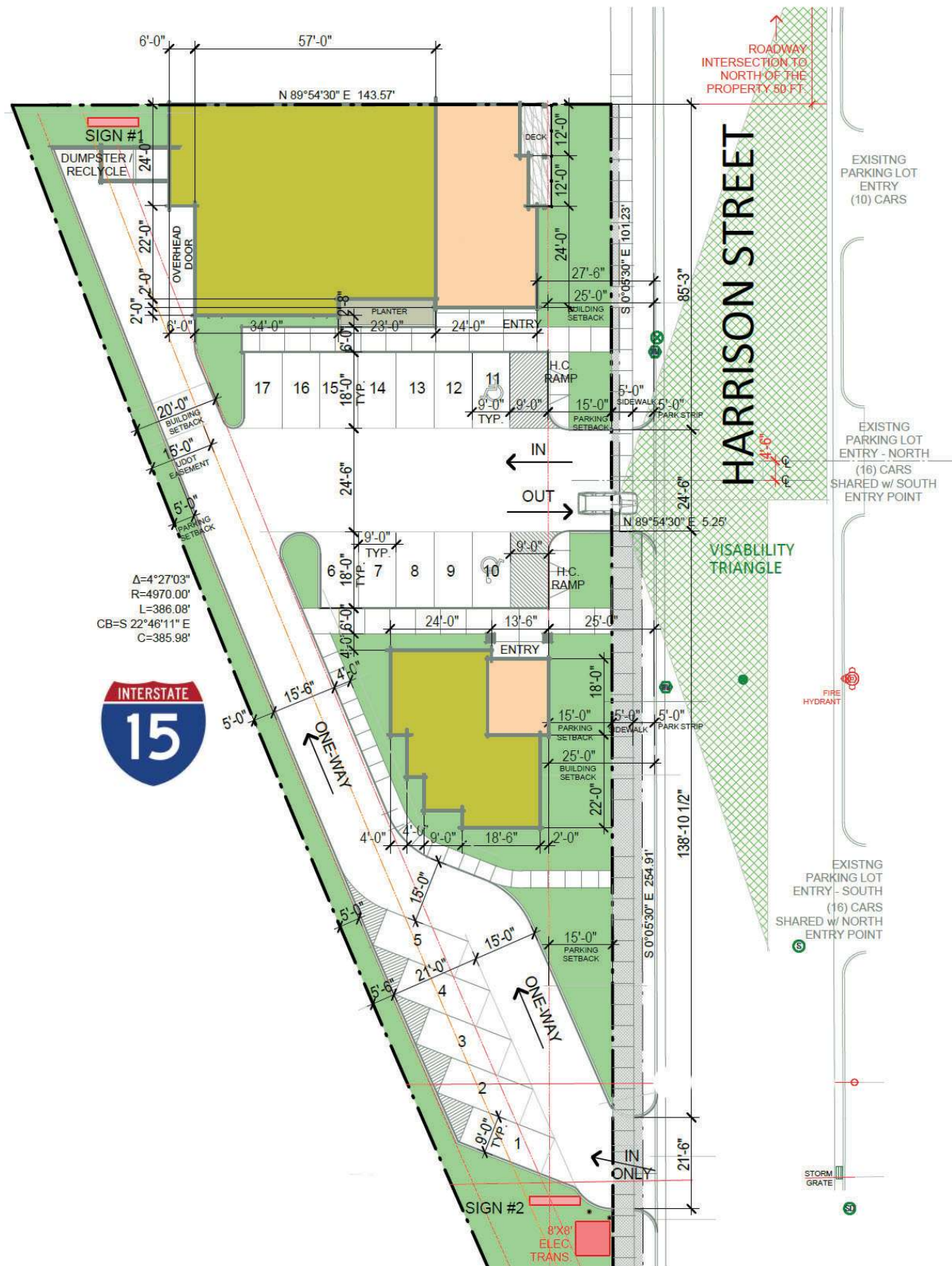
3,982 Sq Ft @ \$5,500/month



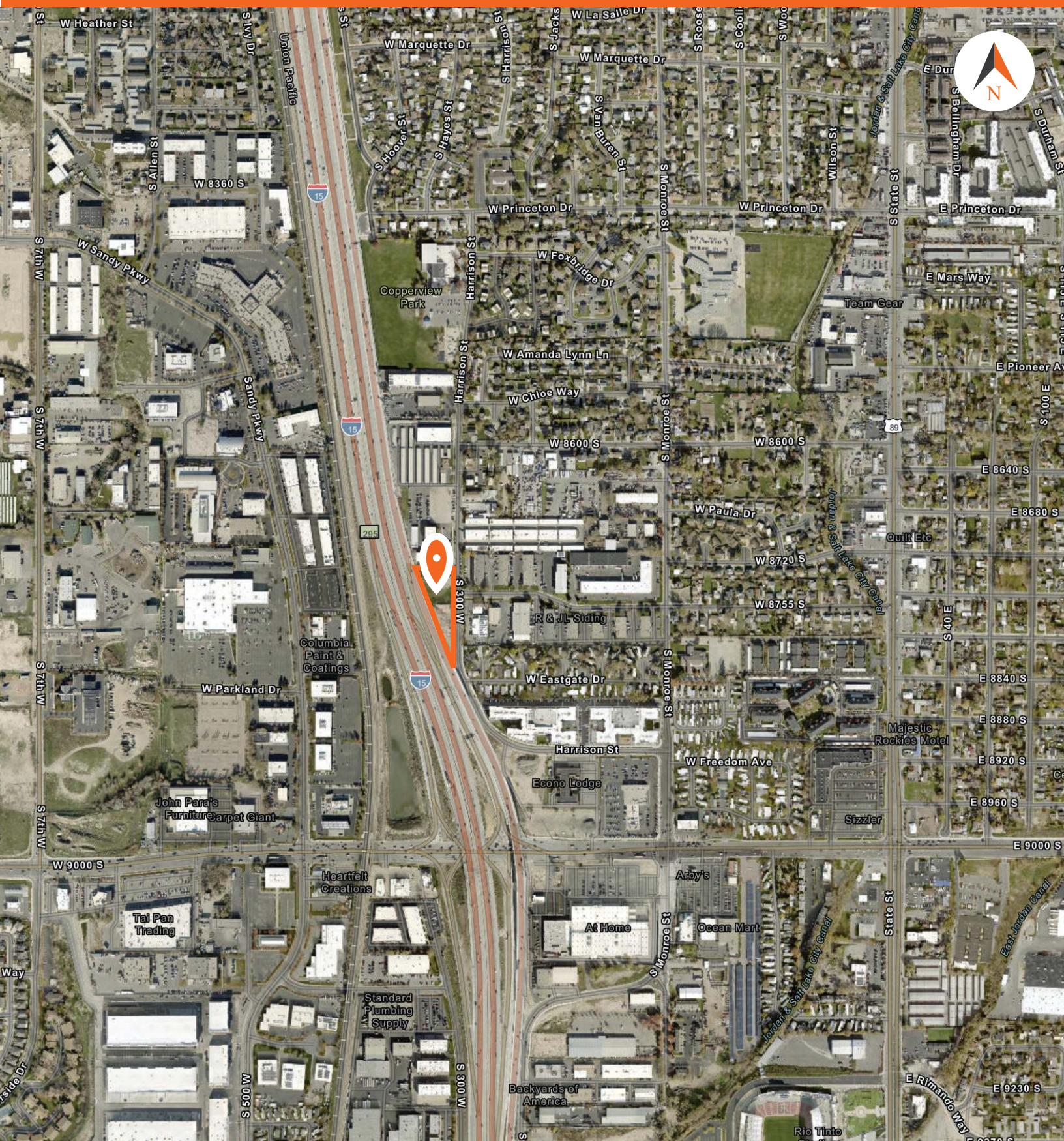
2ND FLOOR



SITE PLAN



LOCATOR MAP





CONTACT

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