



FOR SALE OR LEASE | 31,440 SF

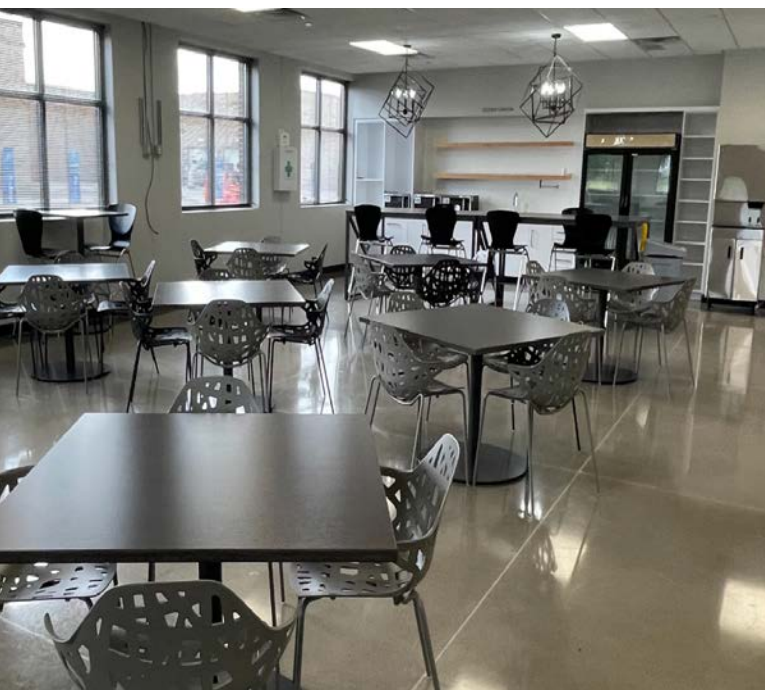
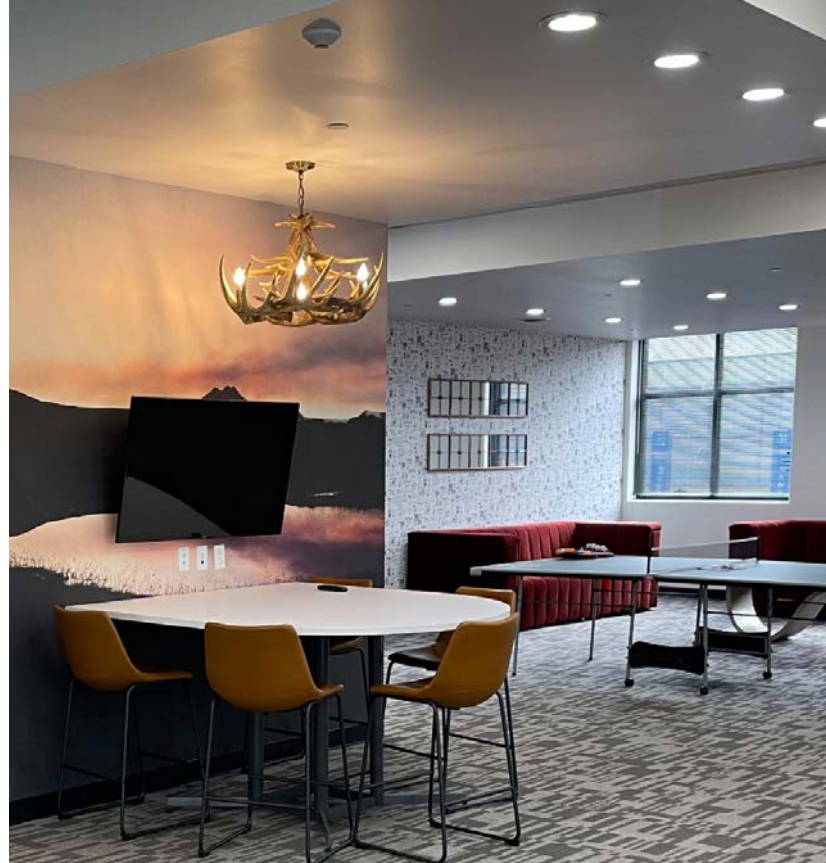
ENTIRE BUILDING AVAILABLE FOR PLUG-N-PLAY OWNER USER
OR INVESTMENT OPPORTUNITY



869 WEST HILLFIELD ROAD

LAYTON, UT 84041

CBRE

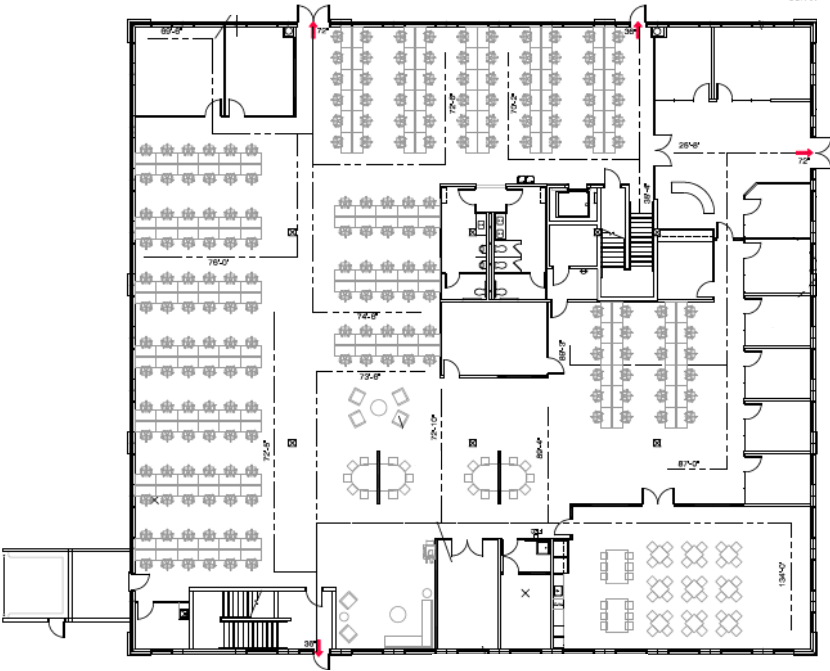


PROPERTY HIGHLIGHTS

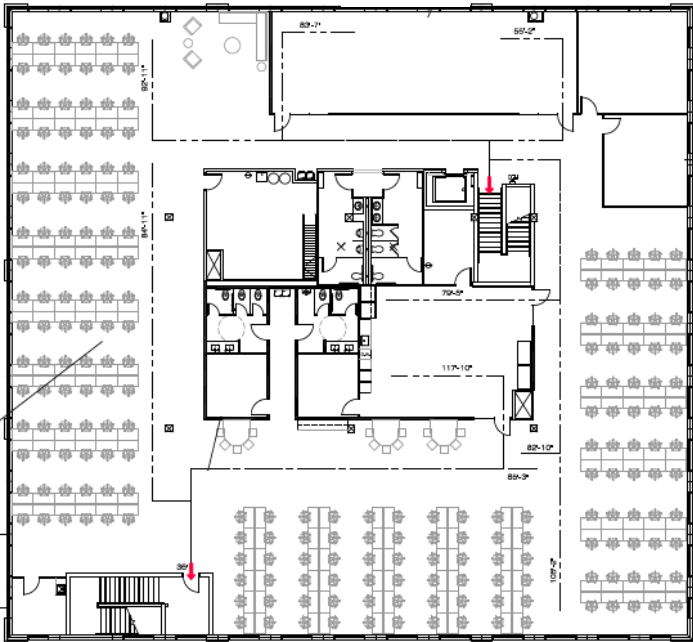
- ◆ Perfect Owner User building with cubes & furniture ready for Plug & Play option
- ◆ 6.5/1,000 Parking Ratio
- ◆ 1/2 Miles from I-15
- ◆ Nearby Retail and Restaurants including Sam's Club and Walmart
- ◆ Sale Price: \$5,502,000
- ◆ Lease Rates: \$16-17.00/SF NNN
- ◆ 31,440 Sq. Ft. Open Floorplan Office Building

VIEW THE SPACE

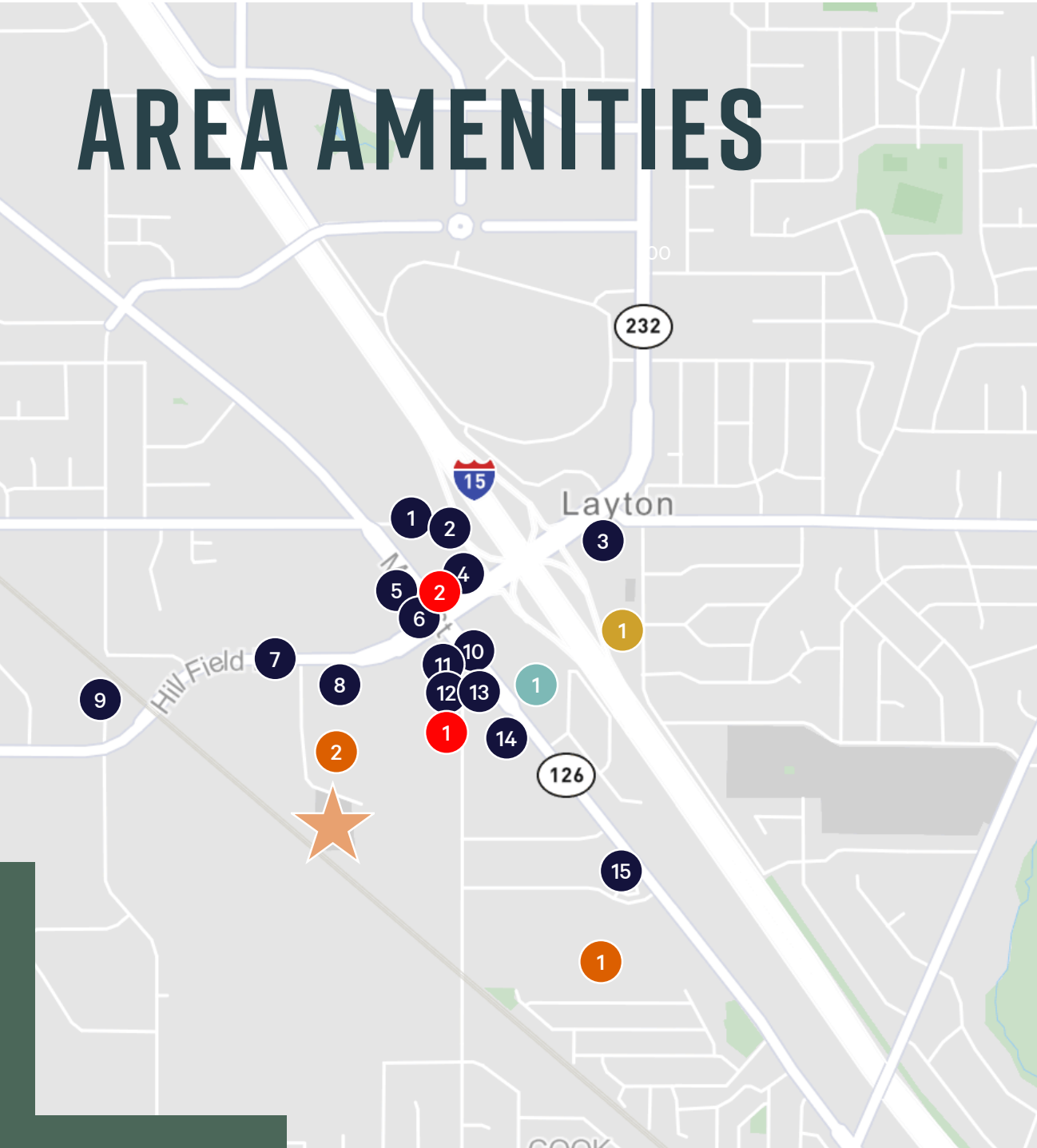
FIRST FLOOR



SECOND FLOOR



AREA AMENITIES



- Restaurants**
- 1 Cold Stone Creamery
936 N Main St, Ste D
 - 2 Rocky Mountain Chocolate Factory
936 N. Main Street, Suite D
 - 3 Red Lobster
979 North 400 West
 - 4 IHOP
920 N Main St
 - 5 Einstein Brothers
897 N Main St
 - 6 Taco Bell
885 N Main St
 - 7 McDonald's
W Industrial Park Dr (Wm #1699)
 - 8 Asian Buffet
877 W HILL FIELD RD
 - 9 Hot Dog on a Stick
1076 Layton Hills Mall FC-05
 - 10 Chuck E. Cheese's
450 North Main Street
 - 11 Burger King
803 N Main
 - 12 Bajio Mexican Grill
743 KING ST # 400
 - 13 KFC
747 North Main
 - 14 Del Taco
737 N. Main Street
 - 15 Mandarin Palace
505 N MAIN ST
- Hotel**
- 1 Comfort Inn
877 North 400 West
- Home Improvement**
- 1 The Home Depot
449 N. Main St
 - 2 True Value Hardware
879 W Hill Field Rd #C
- Hair, Skin and Nail Care**
- 1 Supercuts
729 N King St Ste 200
 - 2 SmartStyle Family Hair Salons
745 Industrial Park Dr
- Office Supply**
- 1 Staples
730 North Main Street

CONTACTS

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