

FOR SALE > INDUSTRIAL SPACE

Copper Ridge Industrial

824 SOUTH AUTOMALL DRIVE #5 AMERICAN FORK, UTAH



Property Information

Sales Price: \$373,665 per *Finished Unit

*See finished unit description on next page

Available: 2,577 SF

- > Clear height - 19'
- > Parking 2 stalls per 1000 SF
- > 0.43 miles from I-15's 500 East Interchange
- > Zoned P-I-1 Planned Industrial
- > Maximum allowable office per unit - 1,000 SF



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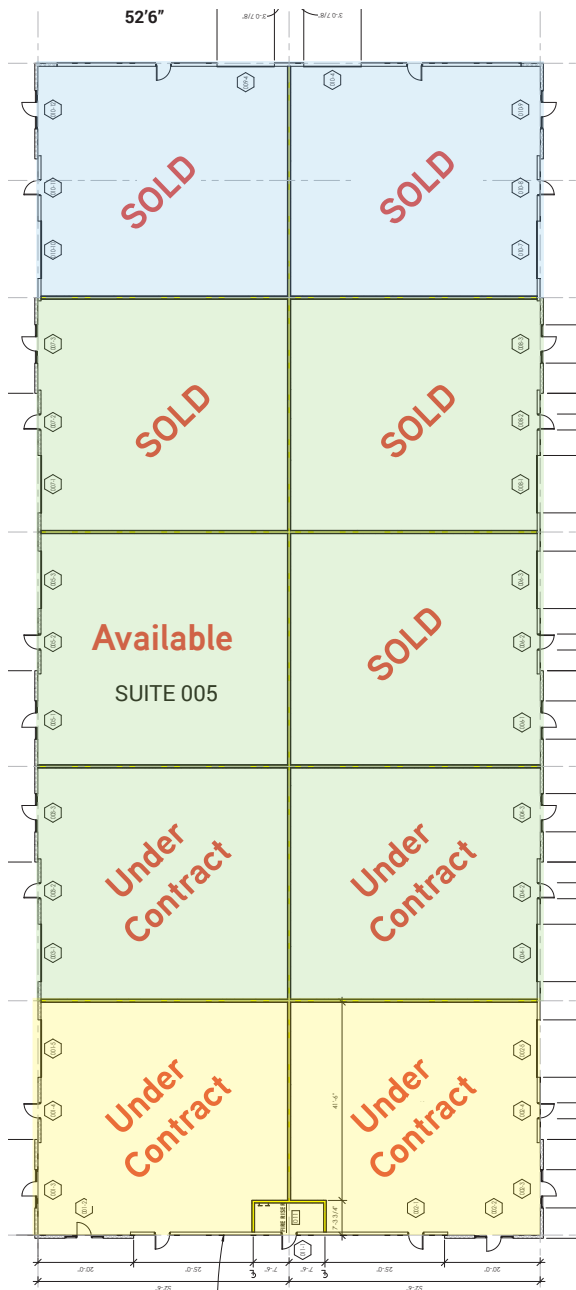
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PROPERTY FLOOR PLAN

* EACH UNIT IS 52' 6" X 49'



FINISHED UNIT INCLUDES:

Seller shall deliver the following improvements for a 2,577+/- square foot office/warehouse condominium.

EXTERIOR

- Concrete Masonry Unit Construction
- Sunshade canopy over Front Entrance Door
- Aluminum Store Front Glass Door Entrance
- Hollow Metal Man Door entering the Warehouse
- Single 12'w by 14'h Grade Level Door with a 1/2 horse power door opener
- Minimum of Two Upper Warehouse 4'x4' windows for natural lighting
- Roof Curb for Future Swamp Cooler

FLOOR AND INTERIOR CLEAR HEIGHT

- 5" slab on grade floor with #4 rebar cross hatched every 24"
- 19' clear height

POWER

- 120/208v | 3 phase | 150 amp service

WAREHOUSE

- Single Gas Blower Heater
- Three 2 gange standard outlets in the warehouse
- Four high bay T8 High Output lights
- Demising walls insulated drywall, fire taped (not paint ready)

INTERIOR OFFICE AND RESTROOM

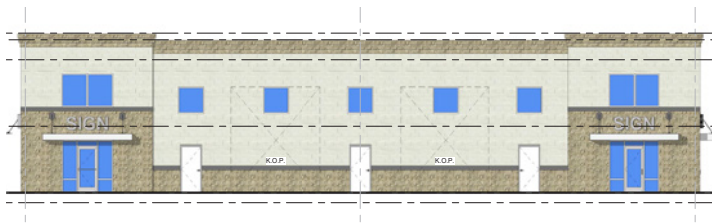
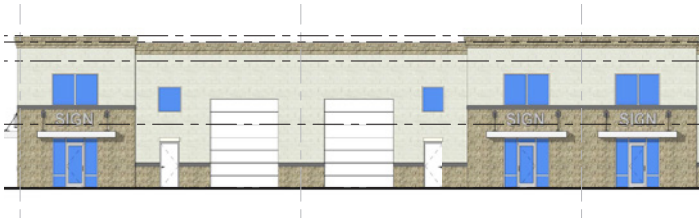
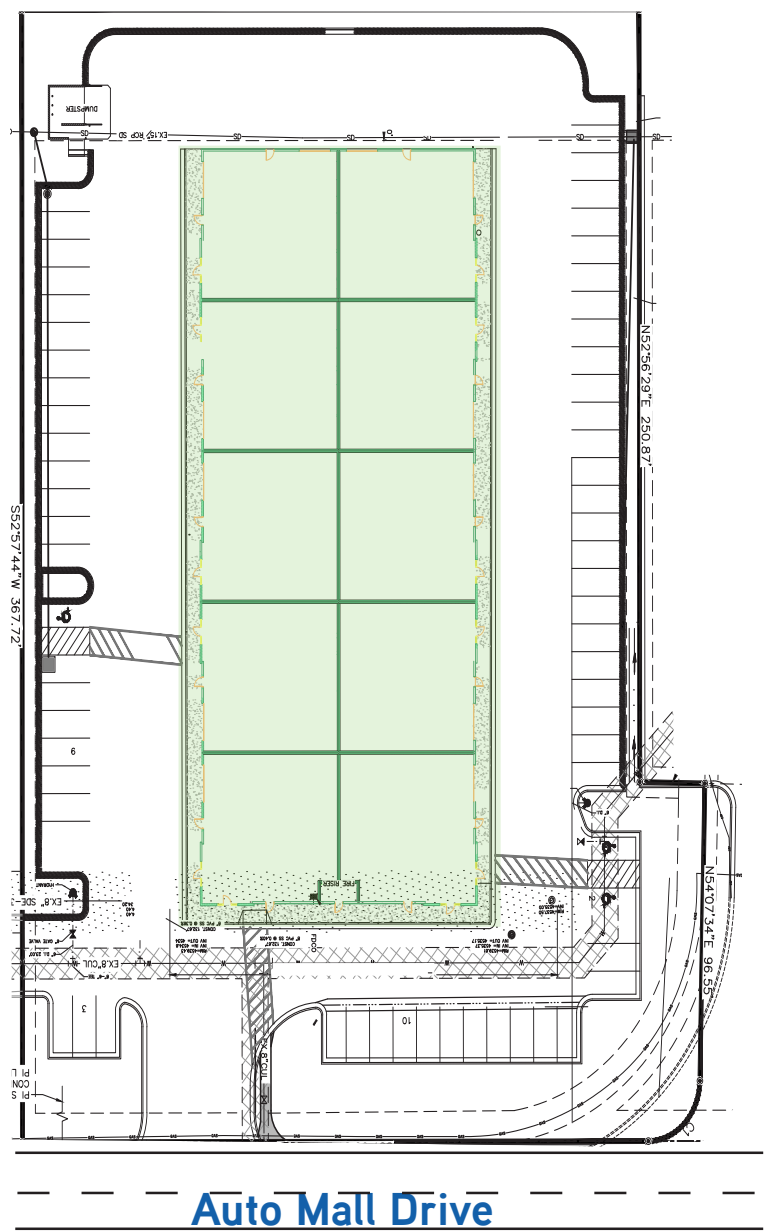
- 16' x 13' single office wood stud with floor joist ceiling for future office above. Single tone paint.
- Three 2 gang standard outlets in the office
- Carpet
- 2 Ton HVAC Unit
- 7' x 8' ADA Unisex Restroom with polished concrete floors FRP walls
- 5 gallon water heater

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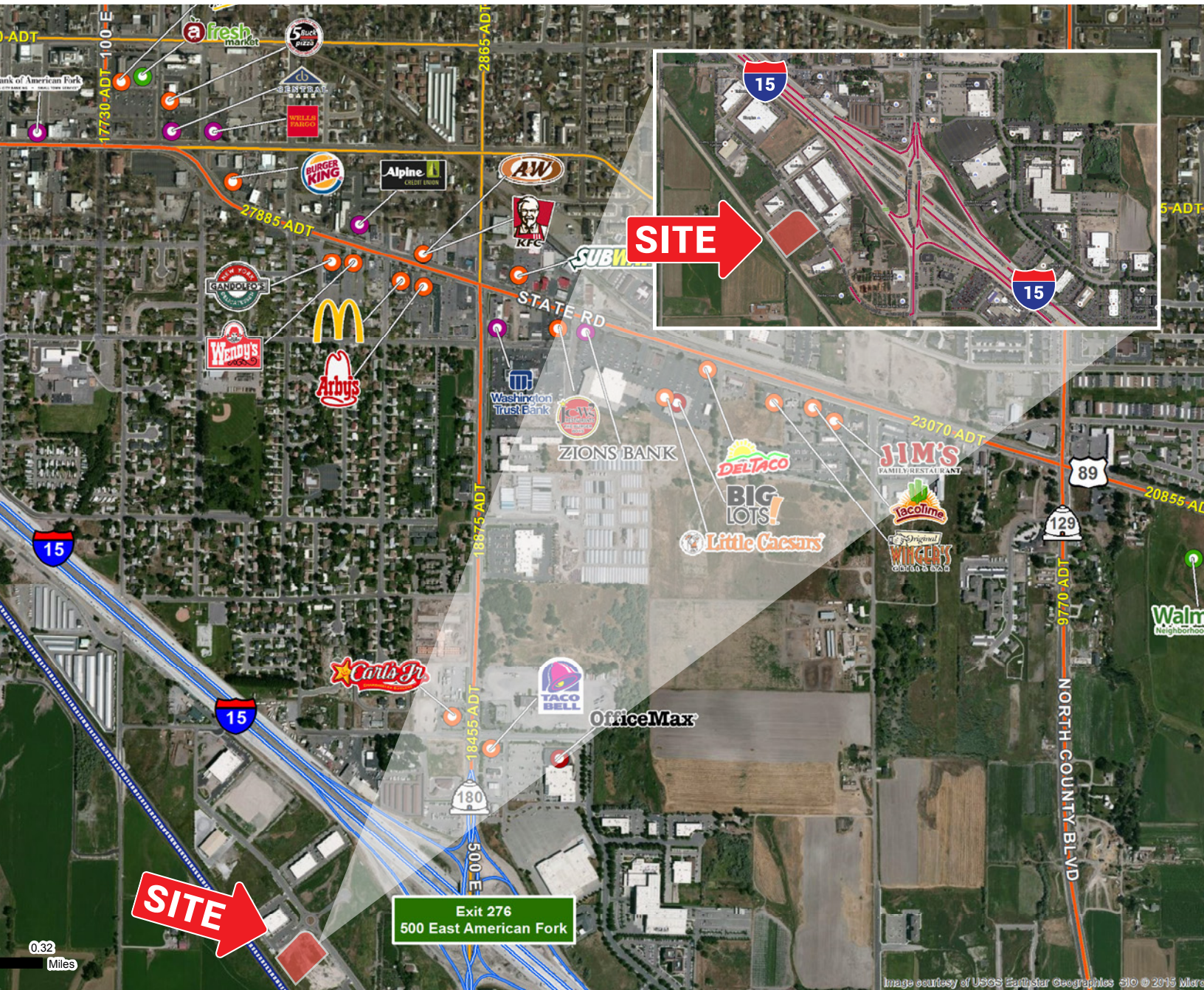
PROPERTY SITE PLAN



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