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Retail For Sale

Asking Price:
\$3.5M

859 West Hill Field Rd.
Layton, UT 84041

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Do Not Disturb Tenants

Layton Retail/Flex Building

Great Owner/User or Investment Opportunity

Property Highlights

- 25,157 Total Building SF
- Near-Immediate Freeway Access
- 2.51 Acres
- Ample Parking
- Built in 1995
- Fully Temperature Controlled
- 18' Clear Height
- 2 Dock High Doors / 1 Grade Level Door
- Anchored by Walmart and Sam's Club
- Pylon Signage
- Flexible Seller will Lease or Sell

Property Overview

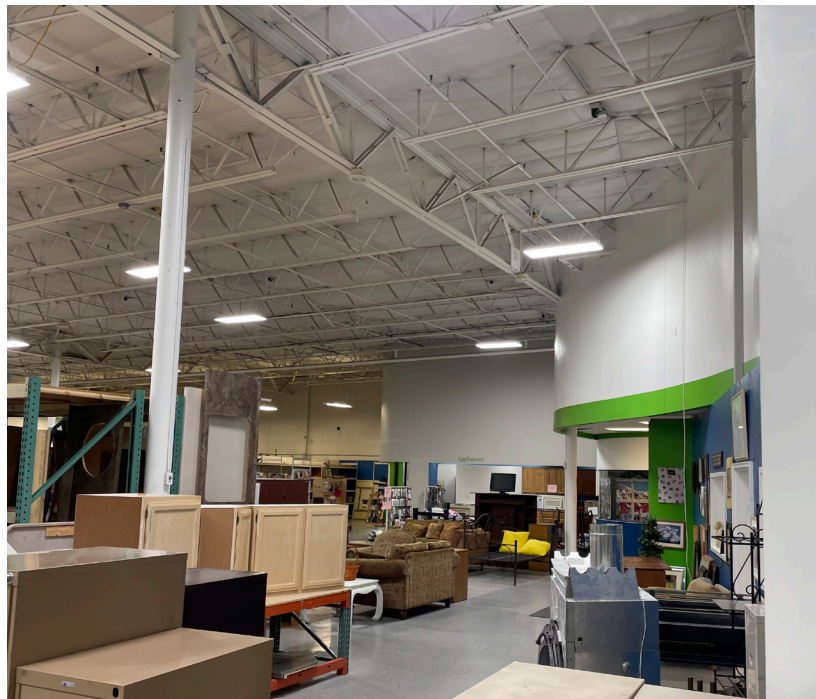
The property is in a prime commercial area just minutes off the Hill Field Road interchange at Interstate 15. The property benefits from being in close proximity to major retailers and the Layton Hills Mall.

The building is highly functional for various uses from a retail standpoint, and even possibly as a last mile e-commerce facility. There is more than adequate parking to the north, which could lend itself to even more varied uses.

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Property Photos



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Nearby Tenants

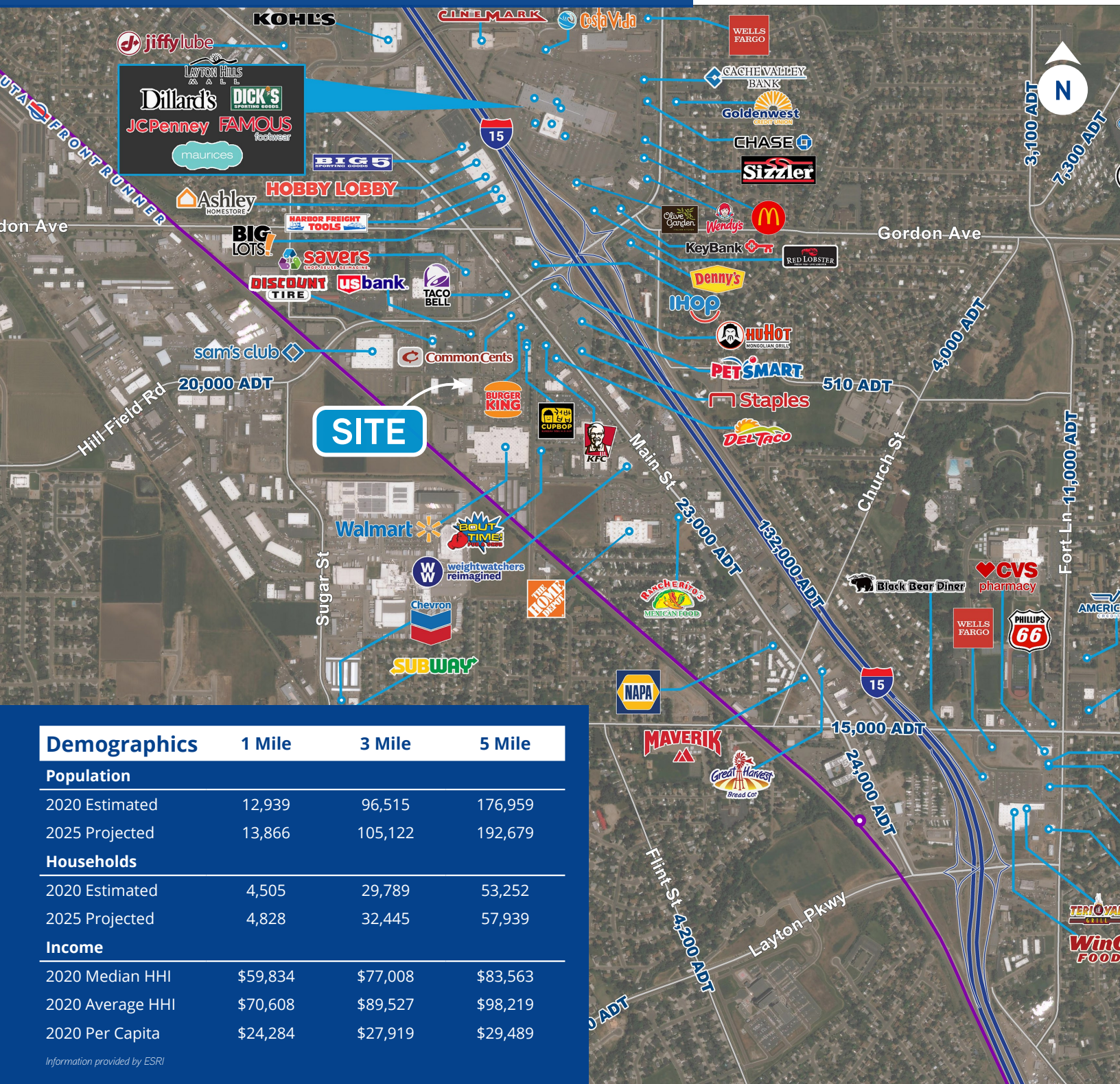


Location

The property is centrally located between the growing Salt Lake City and Ogden metropolitan statistical areas (MSAs). Growth in the general area is located to the west and along the Hill Field Road corridor, which has become a major conduit created from the development leading west to Interstate 15.

859 West Hill Field Road

Site Location



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