

# CENTERVILLE FLEX INDUSTRIAL



ASKING PRICE  
**1,990,000**

#### LEASE DETAIL

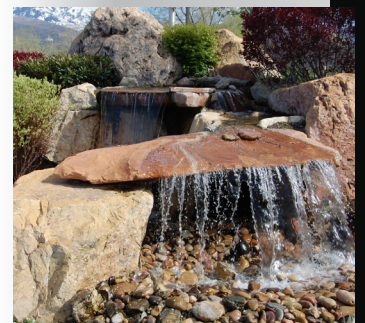
\$126,192 NOI on 3-year remaining term + Three 1-year lease option w/ 3% Escalation

#### CAP RATE

6.34%

## 86 SOUTH 1250 WEST CENTERVILLE, UTAH

Great property and investment with single-owner user. Property includes large open outdoor storage which is fenced to the west. Addition to property completed in 2014 and brand new roof installed, June 2023. Property has beautiful landscaping and nice finishing include pine trim all around office.





## PROPERTY HIGHLIGHTS

- 4,446 SF
- 0.769 Acres
- Tenant has been located here since 2009
- Brand new roof as of June 2023
- Cap rate 6.34% with 3% increases each year
- Located in growing commercial area in Centerville



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