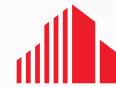


# CLEARFIELD FLEX INVESTMENT

405 North 1000 West, Clearfield, UT



CUSHMAN &  
WAKEFIELD

FOR SALE



100% OCCUPIED INVESTMENT OPPORTUNITY

## Property Highlights

- Size: 6,150 SF
- Office: 900 SF
- Warehouse: 5,250 SF
- Lot Size: 0.44 Acres
- GL Door: (1) 12'x12'
- Clearance: 20'
- Power: 240 Single Phase
- Zoning: C-2
- Year Built: 2017
- Sales Price: \$1,450,000
- LED: 10/2028



## Contact

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**INVESTMENT OPPORTUNITY FOR SALE**  
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