



**FOR SALE-CALL FOR PRICING**

**48,000 SQUARE FEET  
FORMER CLEAN  
MACHINE FACILITY  
9706 Prosperity Road  
West Jordan, UT**

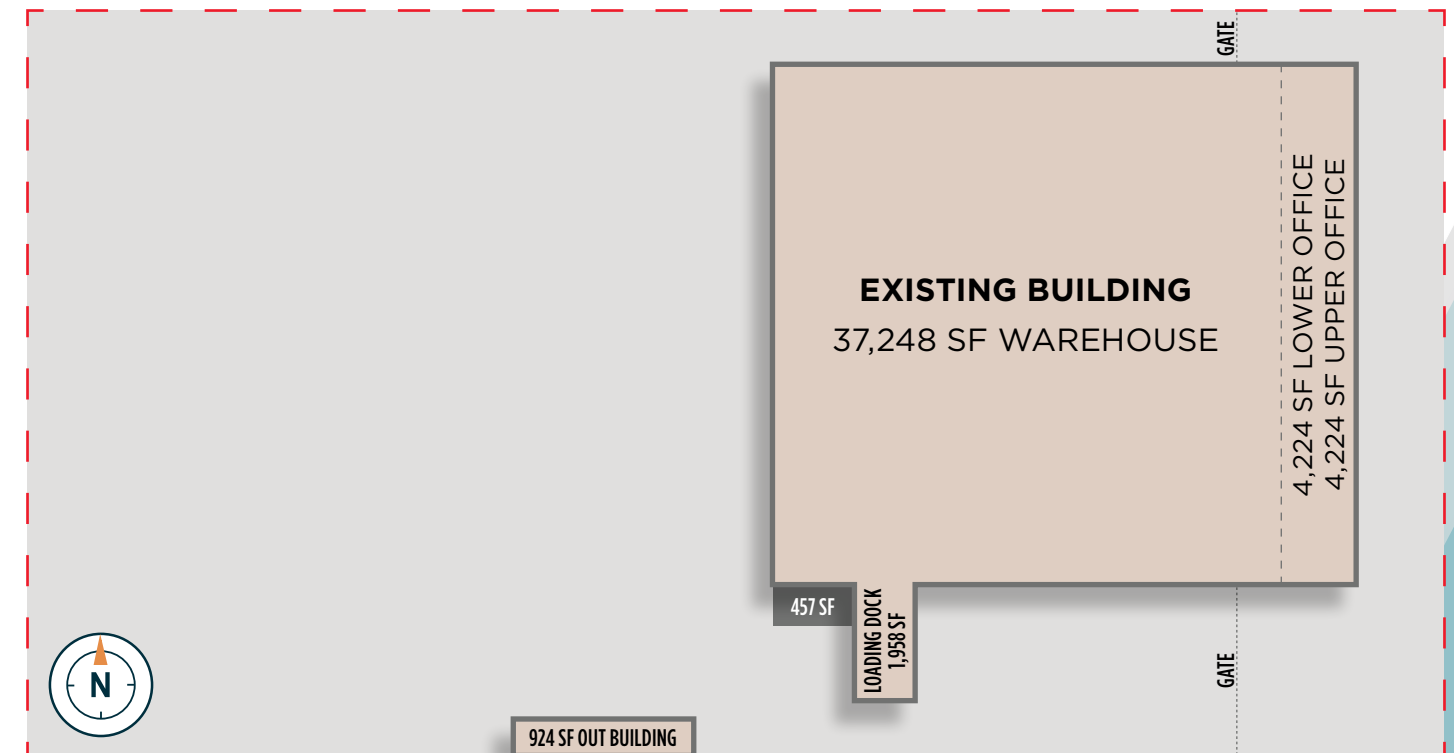
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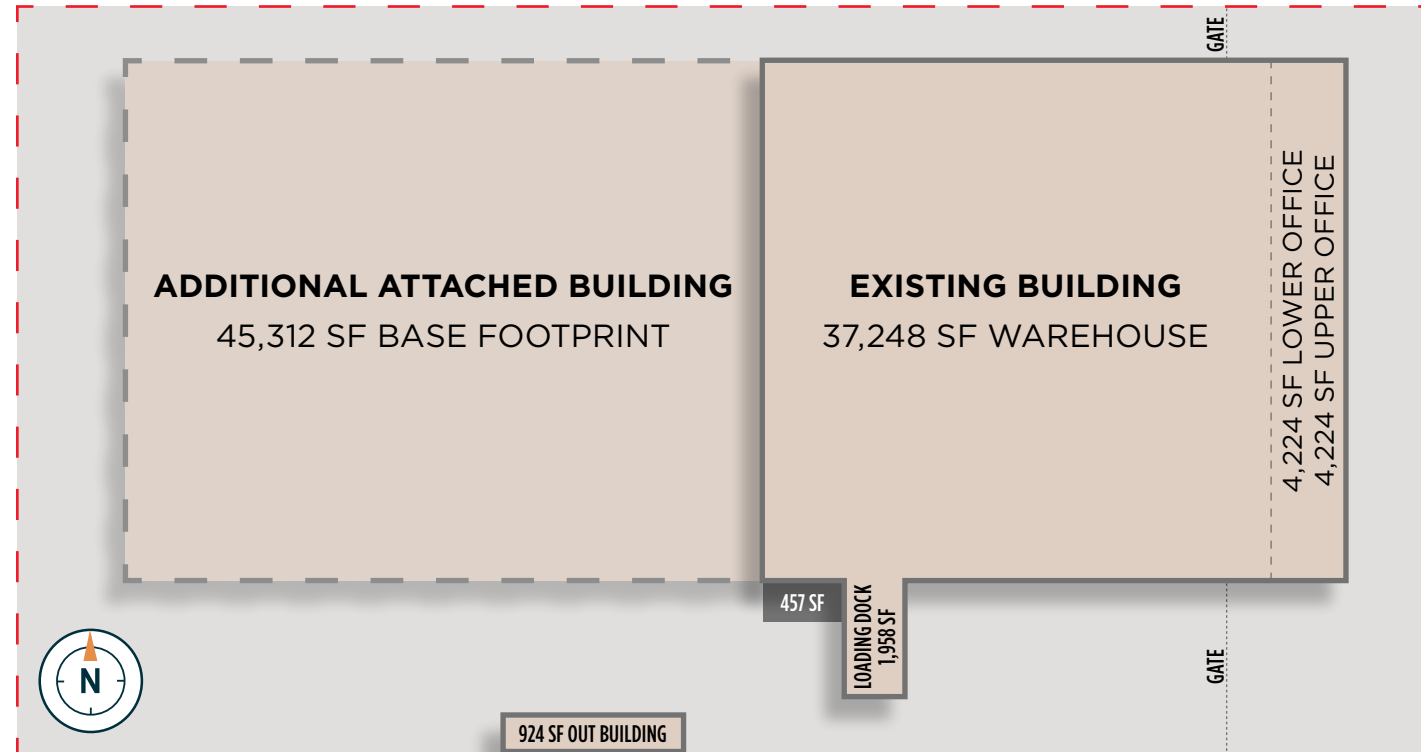


## FEATURES

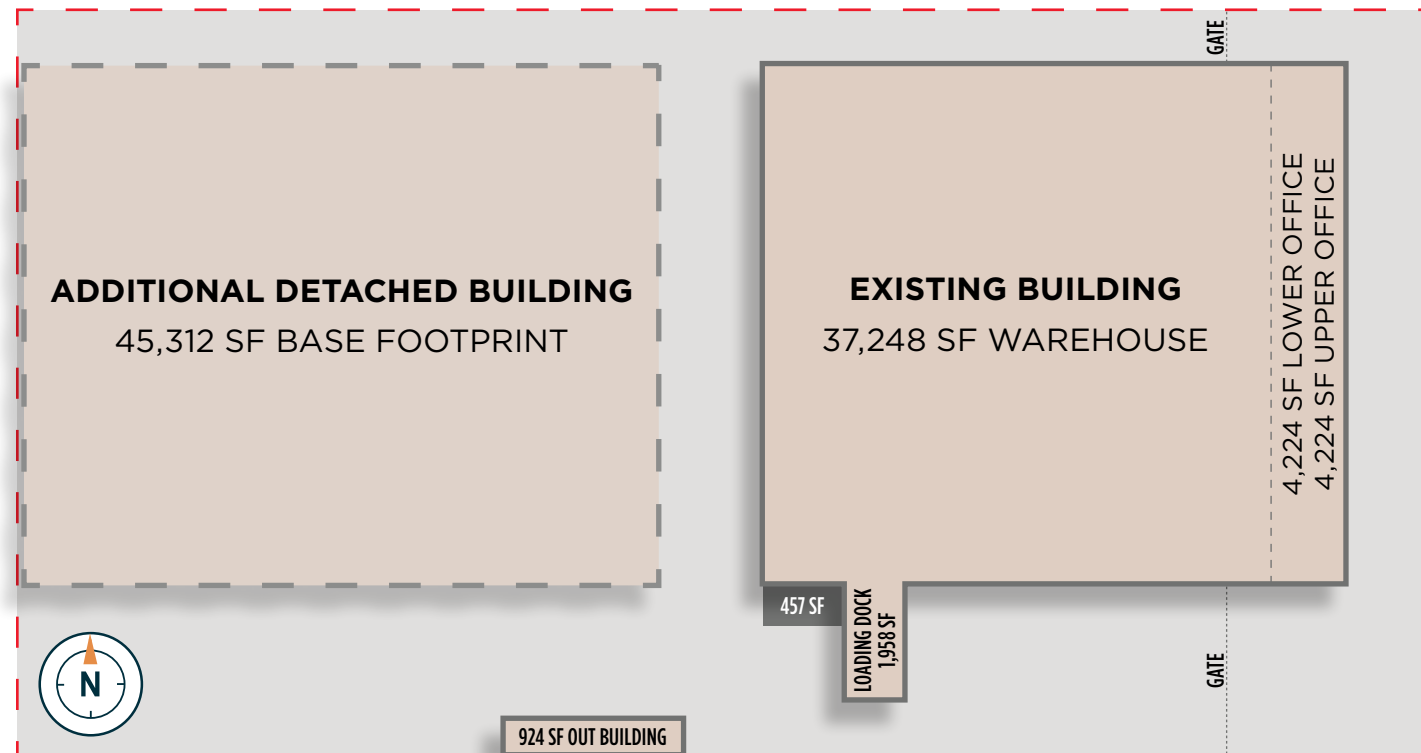
- Total Size: 48,000 SF
  - Zoned M-1 Industrial
  - 5.5 Acres
  - 800 Amps 480 Volts
  - Loading:
    - (1) 14'x16' Ground Level
    - (1) 8'x12' Ground Level
    - (2) 8'x8' Truck Well Doors
    - (1) Drive-Thru Bay with (2) 12'x14' Ground Level Door
    - (1) 14'x16' Delivery Door to Warehouse
  - (1) 5-Ton Crane
  - 23 foot average clear height
  - Full sprinkler system
  - Tip up construction with high R rating
  - Excellent HVAC system
  - LED lighting throughout
  - Membrane roof with skylights
- Future additional building:
- 800 Amps 480 Volts
  - Water and sewer plumbed
  - Fire hydrant at NW corner
  - High soil stability
  - Property to west is 1.5M sf Novva Data Center (elevated above ACJ Property, additional height potential for second building)



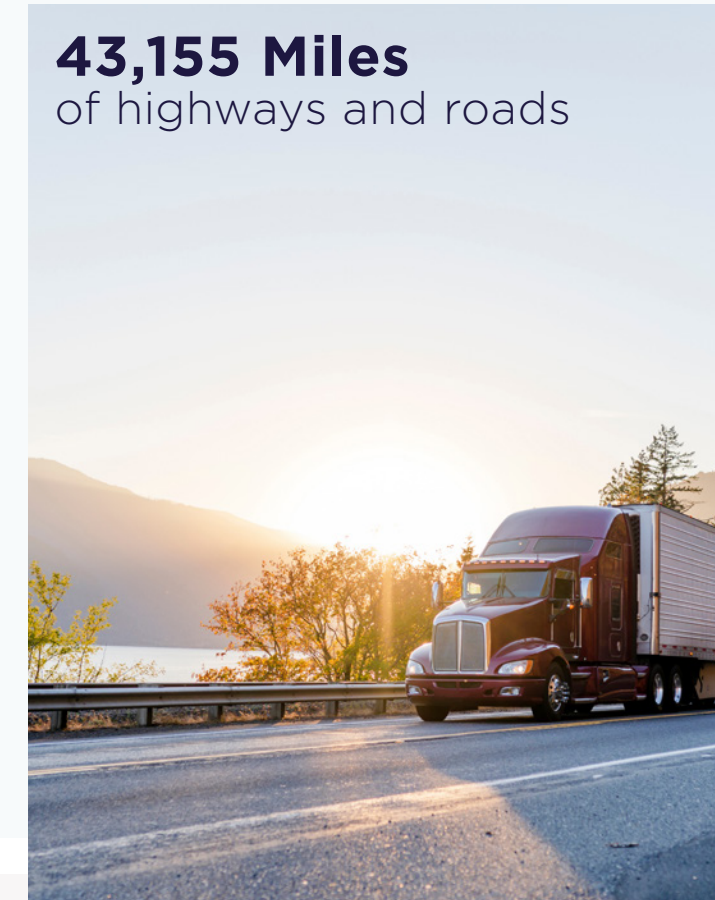
## ADDITIONAL ATTACHED BUILDING CONFIGURATION



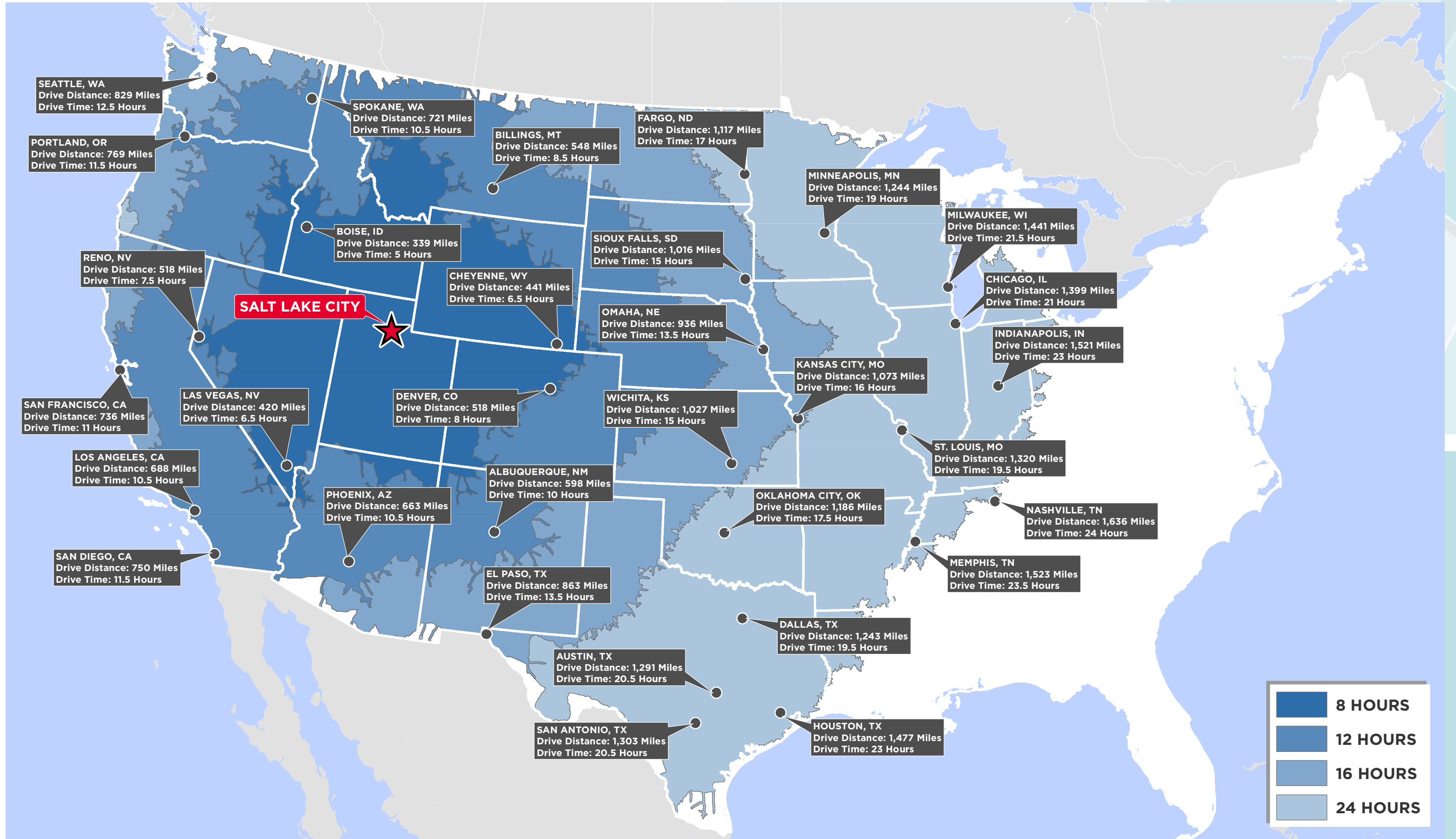
## ADDITIONAL DETACHED BUILDING CONFIGURATION



## UTAH DISTRIBUTION



# 24 HOUR TRAVEL TIME FROM SALT LAKE CITY





## Tom Cook

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