



COMMERCIAL REAL ESTATE CONSULTANTS

1050 SOUTH 200 WEST, SALT LAKE CITY 84101

MANUFACTURING/DISTRIBUTION & COLD STORAGE

PROPERTY INFORMATION

- 64,742 SF AVAILABLE
- 61,442 SF WAREHOUSE
- 3,300 SF OFFICE
- SITE SIZE: 2.54 ACRES
- (5) DOCK DOORS
- (2) 12' X 14' GL DOORS
- (5) EXTERIOR DOCK LEVELERS
- 3 PHASE POWER | 480 VOLT | 3,000 AMP
- MASONRY CONSTRUCTION
- CLEARANCE HEIGHT: 12' - 22'
- SAFE QUALITY FOOD INSTITUTE CERTIFIED
- COOLER/REFRIGERATION SPACE
- SPRINKLERS
- FLOOR DRAINS
- SKYLIGHTS
- AMPLE PARKING
- FENCED YARD
- POSSIBLE RAIL
- CONVENIENT ACCESS TO I-15
- IMMEDIATE ACCESS TO 1300 S. TRAX LINE

LEASE RATE: \$0.32/SF MONTH NNN

- Approximately \$0.07/SF NNN Expense -

TENANT IMPROVEMENTS AVAILABLE



801.617.1700

DEREK KLOPFER

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**COSTAR
POWER BROKER**



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