

4350 WEST 2100 SOUTH, SALT LAKE CITY 84120



SALT LAKE CITY INDUSTRIAL WAREHOUSE FOR SALE OR LEASE

- 40,000 SF Industrial Warehouse
- 28,000 SF Warehouse Space
- 12,000 SF Office Space
- Site Size: 2.48 Acres
- Year Built: 1983
- Clearance Height: 18'
- (2) 10' x 12' Ground Level Doors
- (12) Cross Dock & Dock High Doors
- 240 Volt | 800 Amp | 3 Phase Power
- Sprinkler System
- Block Construction
- Immediate Access to S.R. 201 & Bangerter Hwy
- S.R.201 & Bangerter Highway Visibility
- 70,000 Cars per Day on S.R. 201



SALE PRICE : \$4,000,000.00

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LEASE RATE : \$0.60/SF NNN

WEST HARADIN

801.617.1700

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**COSTAR
POWER BROKER**



COMMERCIAL REAL ESTATE CONSULTANTS

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