



cRc Nationwide

2195 & 2211 N. WARM SPRINGS ROAD
SALT LAKE CITY, UTAH 84116



• **2211: Building 1 - 16,714 SF**
 Tenant A: Tip Top Transmissions
www.tiptoptransmissions.com
 Occupying 12,450 SF
 Lease Term Terminates: May 31, 2022
 Scheduled Income: \$5,000/Month NNN



Tenant B: DFC Industries
 Occupying 4,264 SF
 Lease Term Terminates: May 31, 2020
 Scheduled Income: \$3,000/Month NNN

2195: Building 2 - 12,450 SF
 Tenant: Jumping Jack
www.jumpingjacktrailers.com
 Lease Term Terminates: April 30, 2022
 Scheduled Income: \$6,000/Month NNN



Net Operating Income: \$168,000.00
 Cap Rate: 6.3%

PROPERTY INFORMATION

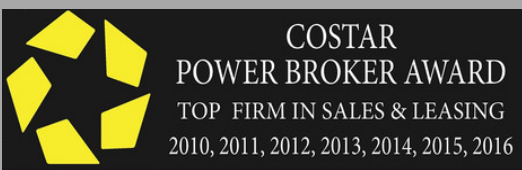
- 29,164 SF Total with Two Buildings
- 26' - 31' Clear Height
- Doors: (6) 20' x 20' / (6) 14' x 14'
- (2) Five Ton Cranes
- (2) Five or Ten Ton Crane Lines
- Fully Fenced Yard with Surveillance
- 1200 Amp / 277/480 Volt / 3 Phase Power
- Site Size: 1.92 Acres
- Zoning: M-1
- I-15 Exposure
- Immediate I-15 Access
- Easy Access to: I-80, I-15, I-215, Hwy 89

SALE PRICE: \$2,650,000.00

WEST HARADIN
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**COSTAR
 POWER BROKER AWARD**
 TOP FIRM IN SALES & LEASING
 2010, 2011, 2012, 2013, 2014, 2015, 2016



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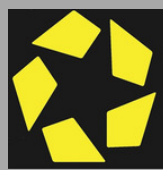
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