



# COMMERCIAL REAL ESTATE CONSULTANTS

2211 N. WARM SPRINGS ROAD, SALT LAKE CITY 84116



## PROPERTY INFORMATION

- 16,714 SF Total
- 13,348 SF Warehouse
- 3,366 SF Office
- 26' Clear Height
- Doors: (4) 20' x 20' / (2) 14' x 14'
- (2) Five or Ten Ton Crane Lines
- Fully Fenced Yard with Surveillance
- 600 Amp / 277/480 Volt / 3 Phase Power
- Site Size: 0.96 Acres
- Zoning: M-1
- Built in 1999 & 2005
- Block Building Construction
- I-15 Exposure
- Immediate I-15 Access
- Easy Access to: I-80, I-15, I-215, Hwy 89

## TENANT INFORMATION

Tenant A: Tip Top Transmissions  
[www.tiptoptransmissions.com](http://www.tiptoptransmissions.com)  
 Occupying 12,450 SF  
 Lease Term Terminates: May 31, 2022  
 Scheduled Income: \$5,304.00/Month NNN

Tenant B: DFC Industries  
 Occupying 4,264 SF  
 Lease Term Terminates: May 31, 2020  
 Scheduled Income: \$3,182.70/Month NNN



**SALE PRICE: \$1,695,000.00 | CAP RATE: 6%**

**801.617.1700**

WEST HARADIN

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CRYSTAL JOHNSON

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#2211  
16,714 SF

WARM SPRINGS ROAD

2180 N.



HWY 89 20,520 AADT

801.617.1700

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