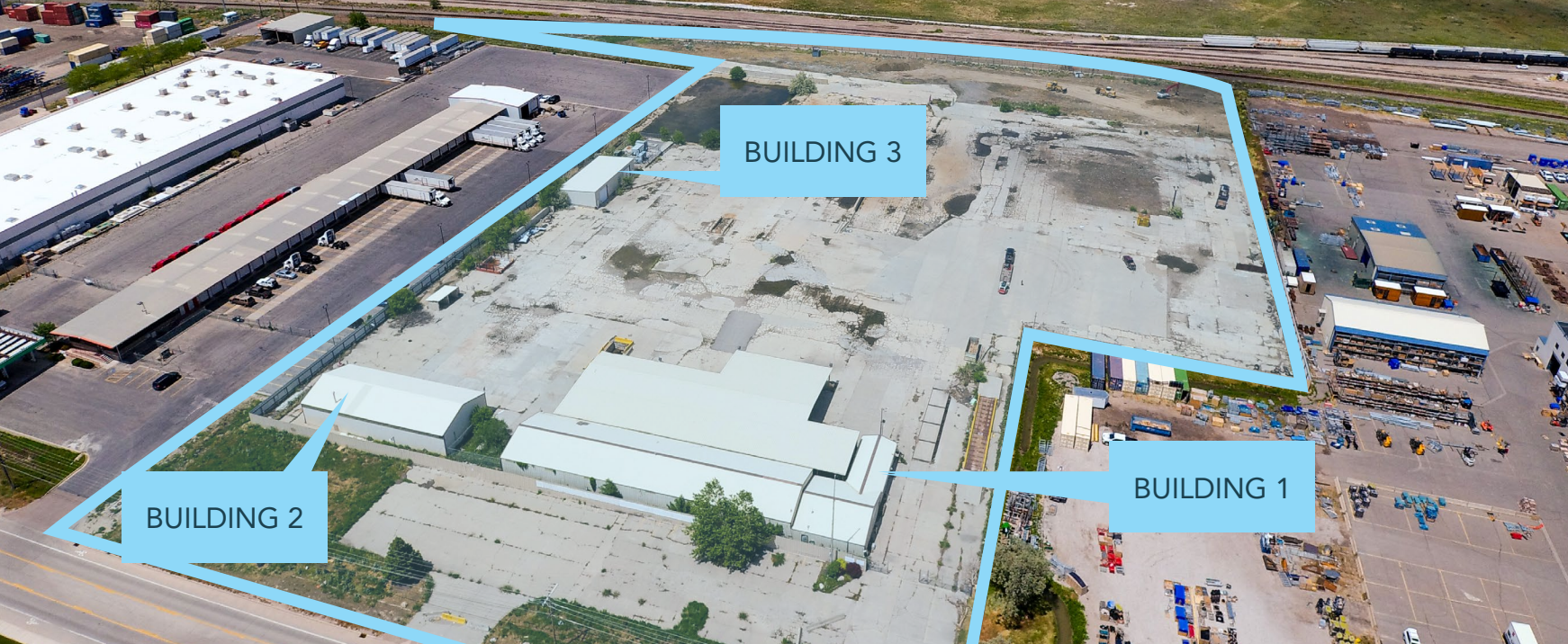




**MOUNTAIN WEST**  
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# 3260 WEST 500 SOUTH

3260 WEST 500 SOUTH, SALT LAKE CITY, UT 84104

## FOR LEASE

## PROPERTY DETAILS

**LEASE RATE:** \$1.50 PSF NNN FOR BUILDING SQUARE FOOTAGE  
\$6,500.00 PER ACRE FOR YARD SPACE

### BUILDING 1: 9,200 SF Total

- 6,700 SF Warehouse
- 2,500 SF Office
- 5 GL Doors (10'0" x 12'0")
- No sprinkler system
- Gas-forced heat
- Metal halide lighting
- Freespan

### BUILDING 2: 3,840 SF

- 3 GL Doors (14'0" x 14'0")
- No sprinkler system
- Gas-forced heat
- Fluorescent lighting
- Freespan

### BUILDING 3: 2,625 SF

- 2 GL Doors (14'0" x 14'0")
- No sprinkler system
- Gas-forced heat
- Metal halide & Fluorescent lighting
- Freespan

### COVERED STRUCTURE:

- 11,900 SF

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Building 3

Building 2

Building 1

500 South



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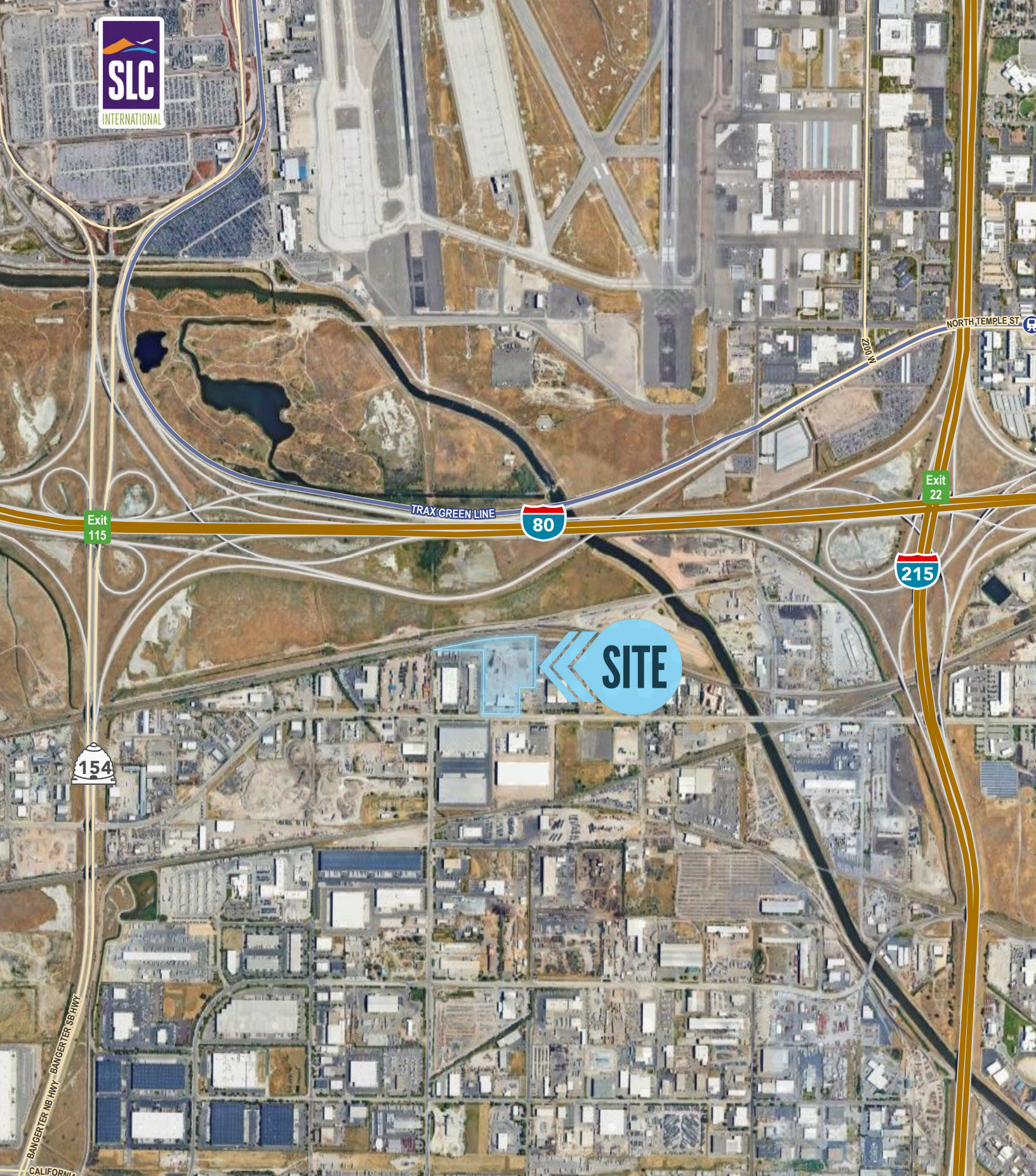


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# SALT LAKE COUNTY


Salt Lake County has seen significant population growth, which complements its economic expansion. The population in this region has been increasing steadily over the years due to factors such as a strong job market, quality of life, and migration from other states. As of the latest estimates, Salt Lake County is home to nearly 1.22 million residents.



  
**1.22M**  
Population

  
**\$99,451**  
Median Household  
Income

  
**\$133,426**  
Average Household  
Income

  
**-0.2%**  
Projected Annual  
Growth Rate

  
**48,535**  
Total Businesses

  
**547,428**  
Total Employees

  
**\$4,807**  
Monthly HH Consumer  
Retail Expenditures