

FOR SALE OR LEASE

2534 BRIDGER ROAD SALT LAKE CITY, UT



HYDE
DEVELOPMENT


Mortenson

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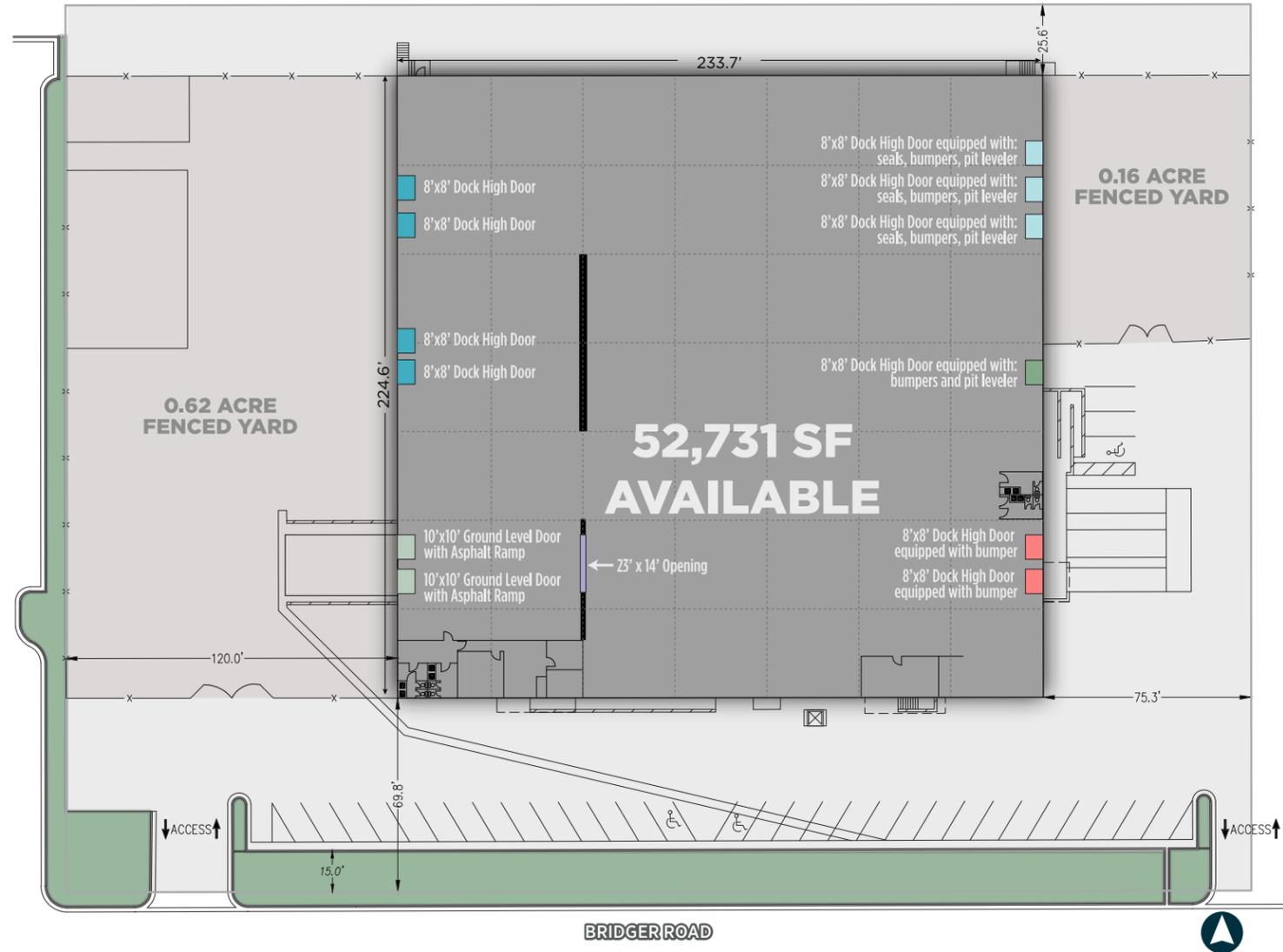


**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

52,731 SF TOTAL

Office:	1,582 SF	Land:	0.78 acres of fenced yard
Warehouse:	51,149 SF	Ceiling:	22' clear height
Doors:	<ul style="list-style-type: none"> ■ Ten (10) 8'x8' dock high doors <ul style="list-style-type: none"> ■ Three (3) equipped with seals, bumpers, and pit levelers ■ One (1) equipped with pit leveler and bumpers ■ Two (2) equipped with bumpers ■ Two (2) 10'x10' ground level doors with asphalt ramp 	Size:	Building depth: 224'
		Climate:	Swamp cooled
		Power:	800 amps, 120-208V, 3 phase
		Columns:	31'x33' spacing
		Lighting:	LED on motion sensors
		Fire Suppression:	Wet System
		Additional:	New roof completed in 2026 Outside storage Excellent access to Highway 201 and I-215



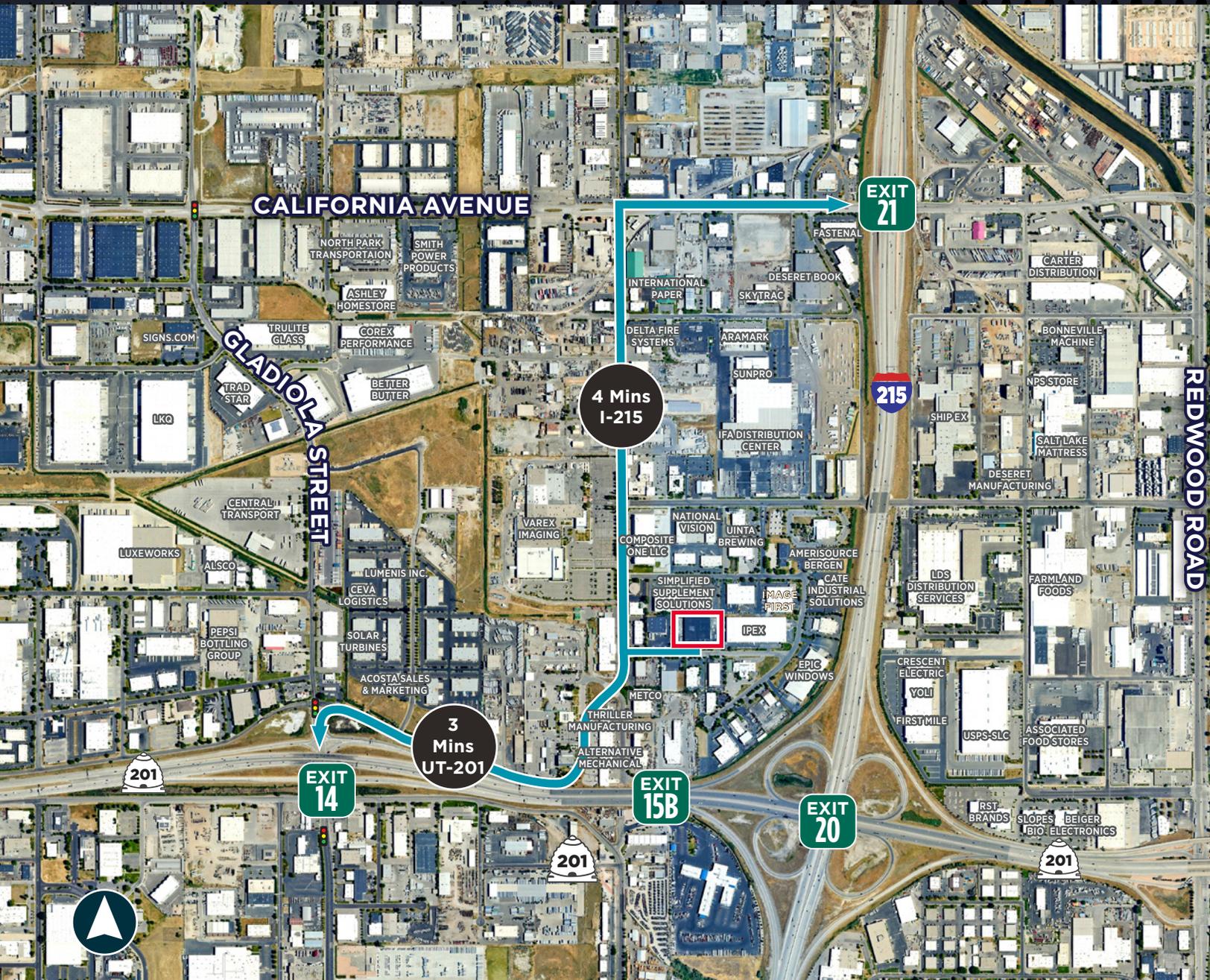
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