

1874 S. Pioneer Road,
Salt Lake City, UT 84104

FOR LEASE

- VERSATILE INDUSTRIAL
 - DISTRIBUTION
 - MANUFACTURING
 - WAREHOUSE
 - OFFICE
- 20,770 SF – 68,996 SF
- 5.1 ACRES (3.6 ACRE YARD)



Brandon Benner
801-851-1111
Brandon@KCommercial.com

*Pio*UTLLC



\$0.89/SF NNN

CAM/SF

\$0.20

ZONING

M-1

CLEAR HEIGHT

14'-17'

YARD

3.6 acre

LEASE OVERVIEW

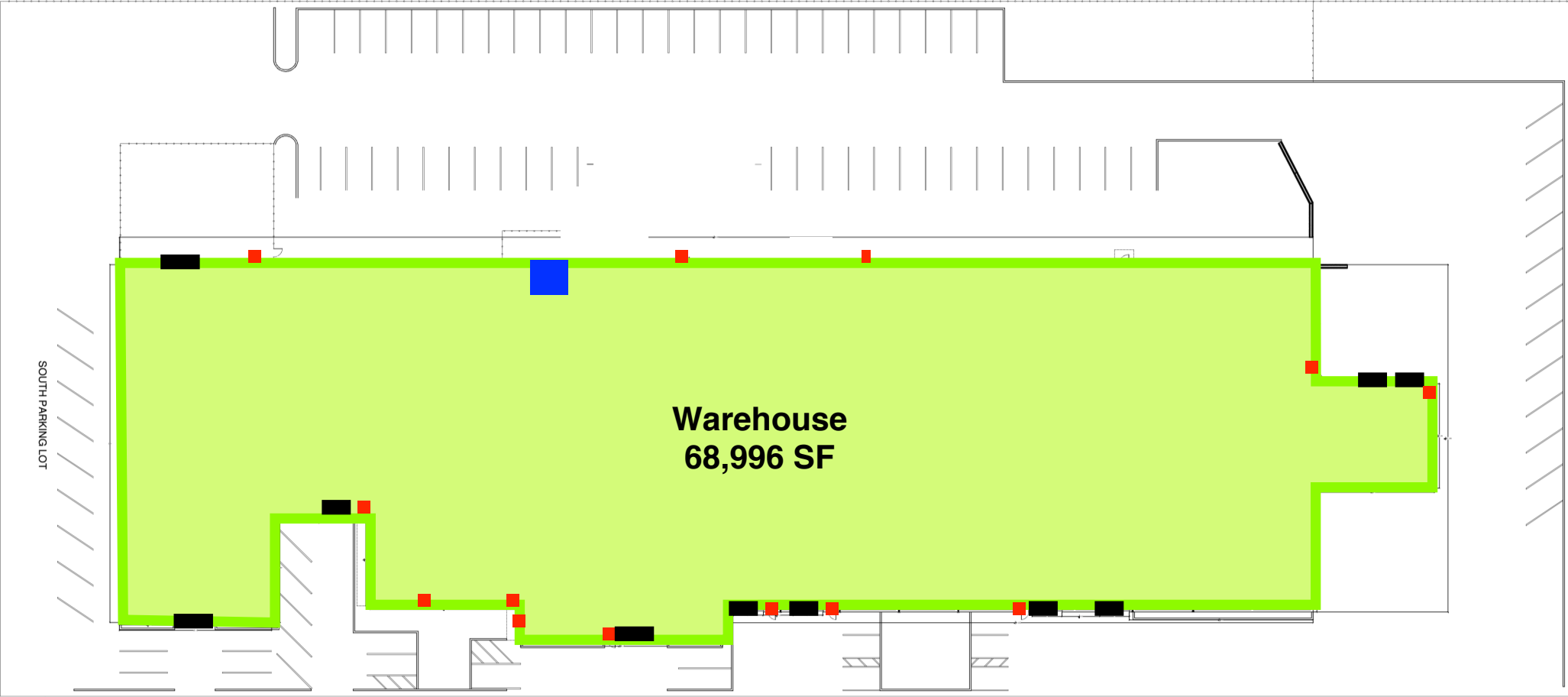
- ✓ Warehouse, Manufacturing, R&D, Office
- ✓ 62,232 SF Warehouse and 1,905 SF Office
- ✓ Easy Access to I-215 and SR 201
- ✓ 8 Drive-in Doors and 2 Dock-High Doors with Levelers
- ✓ Column Spacing 19'5"
- ✓ 3,000 Amps of 208/480 Volt
- ✓ 5 Ton Bridge Crane
- ✓ Truck/Trailer Parking

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

*Pio***UT** LLC

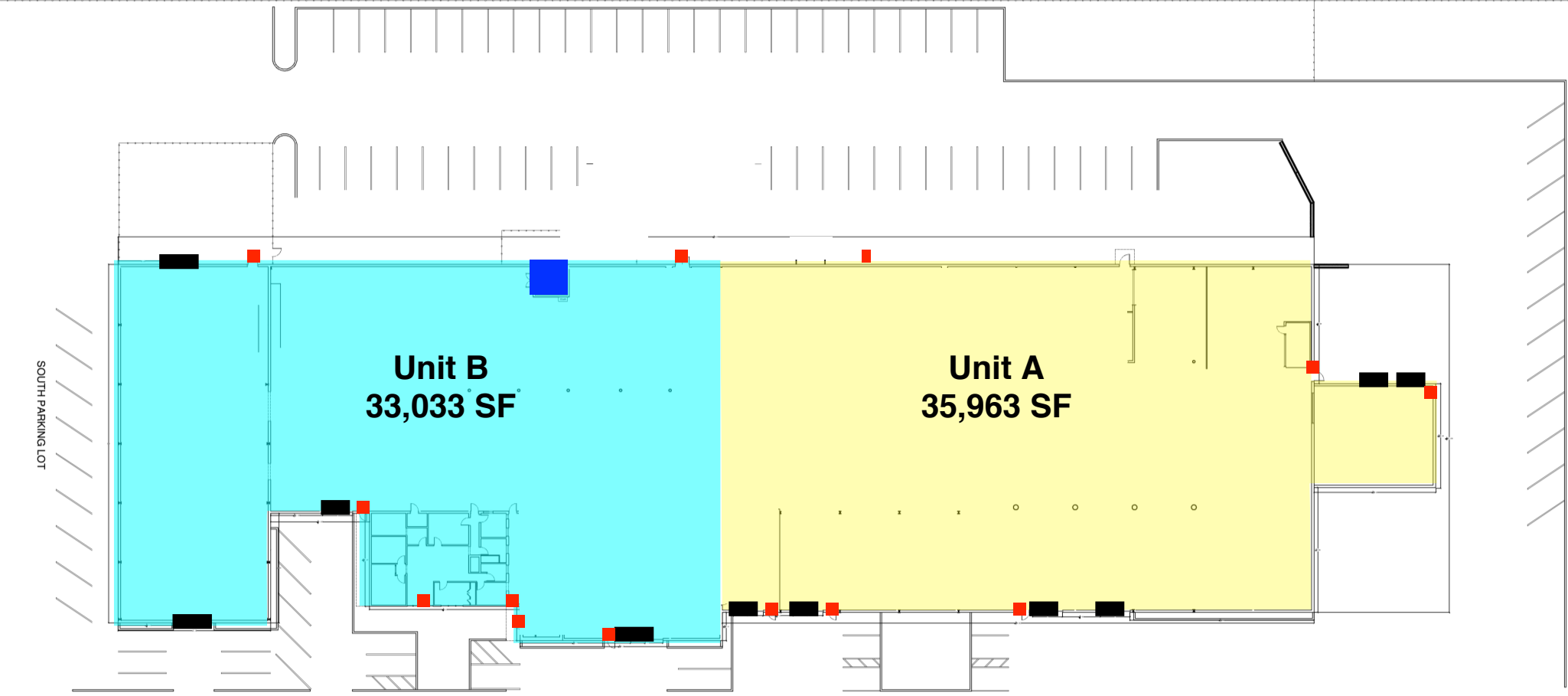
Option 1

- Common Area (electrical)
- Existing Personnel Doors (12)
- Existing Overhead Doors (10)



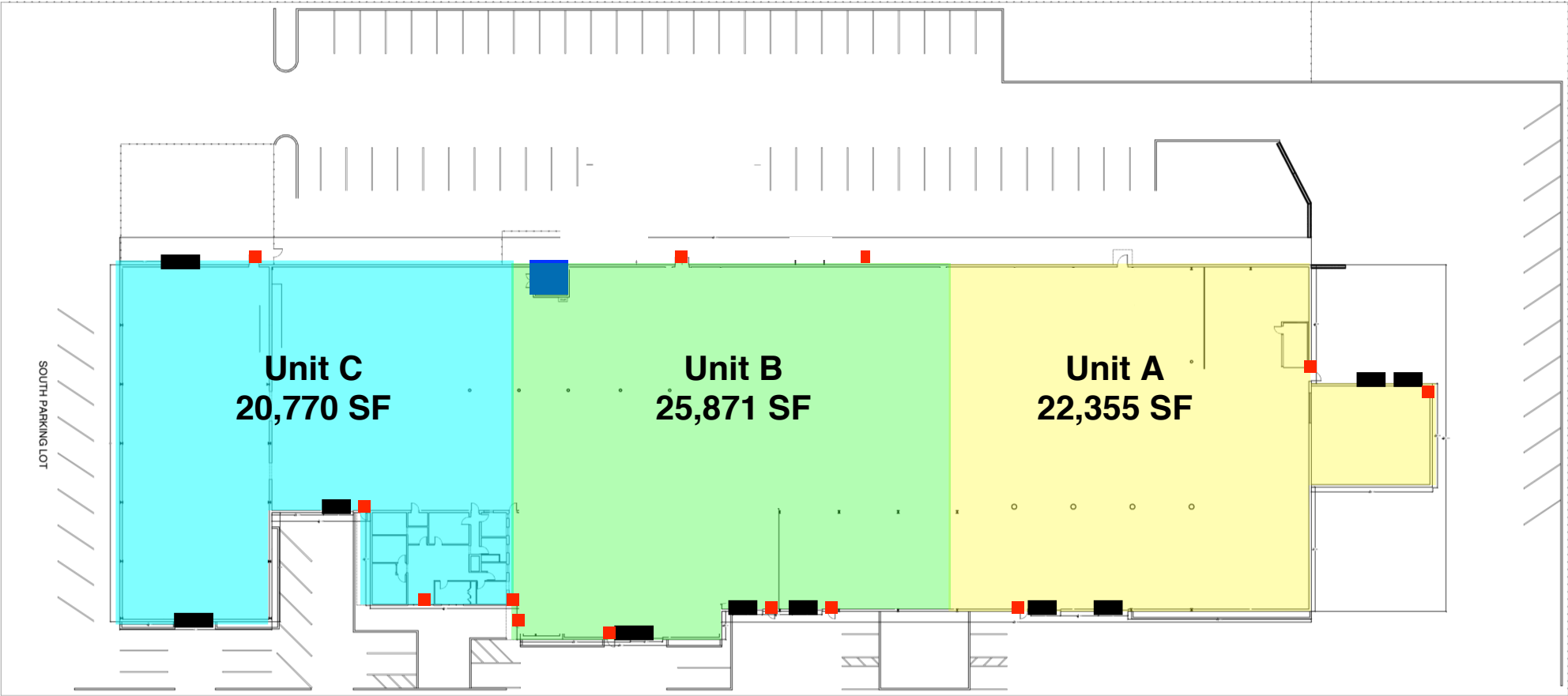
Option 2

- Common Area (electrical)
- Existing Personnel Doors (12)
- Existing Overhead Doors (10)



Option 3

- Common Area (electrical)
- Existing Personnel Doors (12)
- Existing Overhead Doors (10)





PROPERTY SUMMARY





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