

**TEMPERATURE CONTROLLED  
WAREHOUSE**



# Orange Street East Warehouse

**FOR LEASE OR SALE**

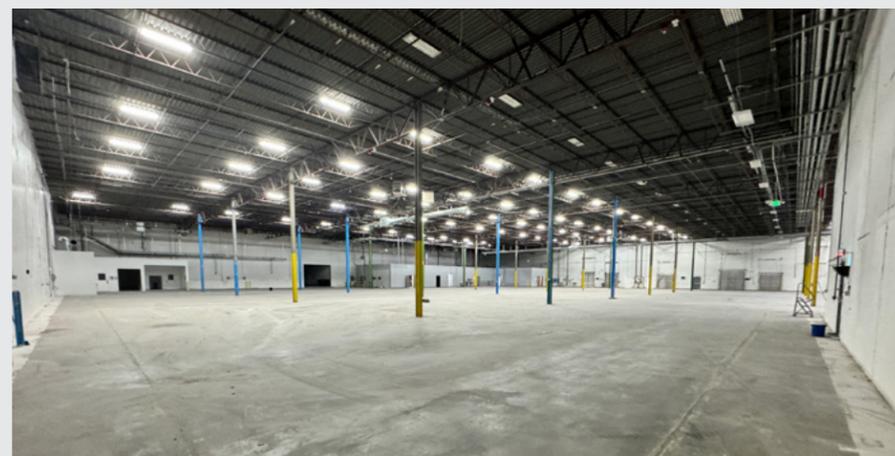
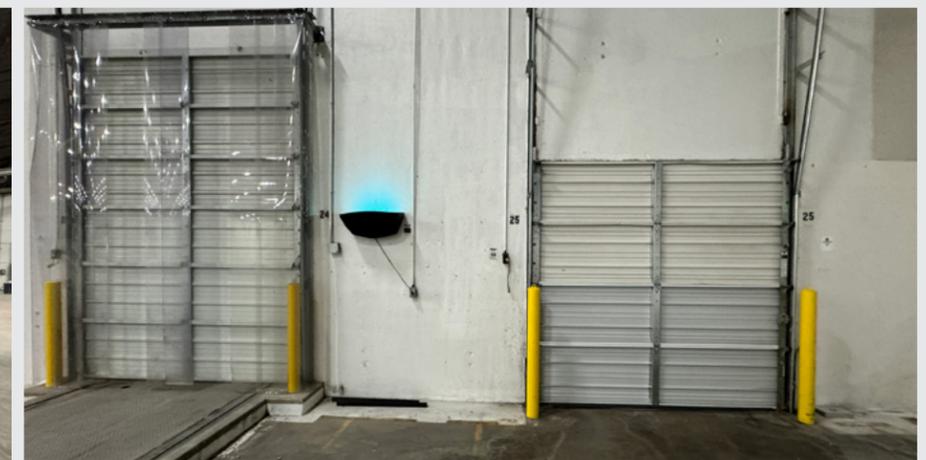
389 S. ORANGE ST.  
SALT LAKE CITY, UT 84104

**NEWMARK**  
**MOUNTAIN WEST**

For Sale: \$140 PSF  
For Lease: \$0.75

### PROPERTY HIGHLIGHTS

- Total available: 79,758 SF building
  - 1,495 SF new spec office
  - 78,263 SF warehouse
- Divisible to ±21,000 SF; ±30,800 SF; ±40,600 SF; ±58,758 SF
- 3.36 acres
- Zoning: M-1 (Light Manufacturing District)
- Built in 1974
- Clear height: 25'
- Seven (7) dock high doors (10'x10') equipped with bumpers and edge of dock levelers
  - Six (6) equipped with seals
- Two (2) ground level doors (10'x10')
- Column spacing: 35'x40'
- Wet sprinklered
- Floor drains
- 800 amps / 277/480 V / 3-phase
- Forty (40) auto parking stalls
- Potential for rail service
- Near the nexus of I-80 and I-215
- On-site property management



# 79,758 SF For Sale/Lease

Exclusively marketed by:

**Jeff Heaton, SIOR**  
Executive Managing Director  
t 801-578-5539  
jheaton@newmarkmw.com

**Eli Priest**  
Senior Managing Director  
t 801-746-4746  
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**LOT: 3.36 Acres**

**389 SOUTH  
EAST SECTION  
79,758 SF**

**NOT A PART**

**POTENTIAL RAIL SERVICE**

**6,800 cars/day**

**24,000 cars/day**

**400 South**

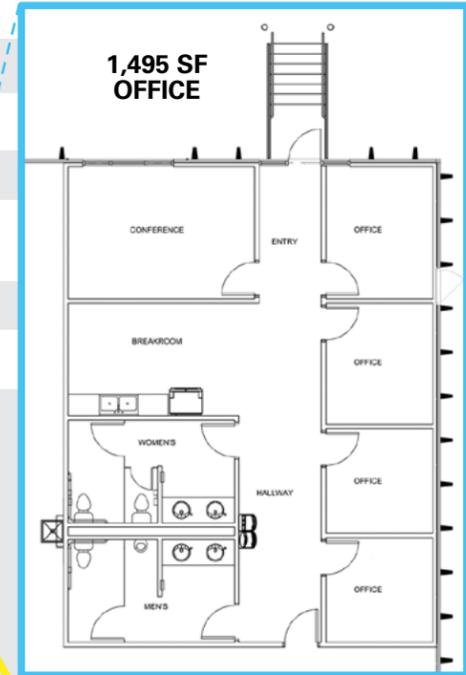
**Redwood Road**



# SITE PLAN

**389 SOUTH EAST SECTION  
79,758 SF AVAILABLE**

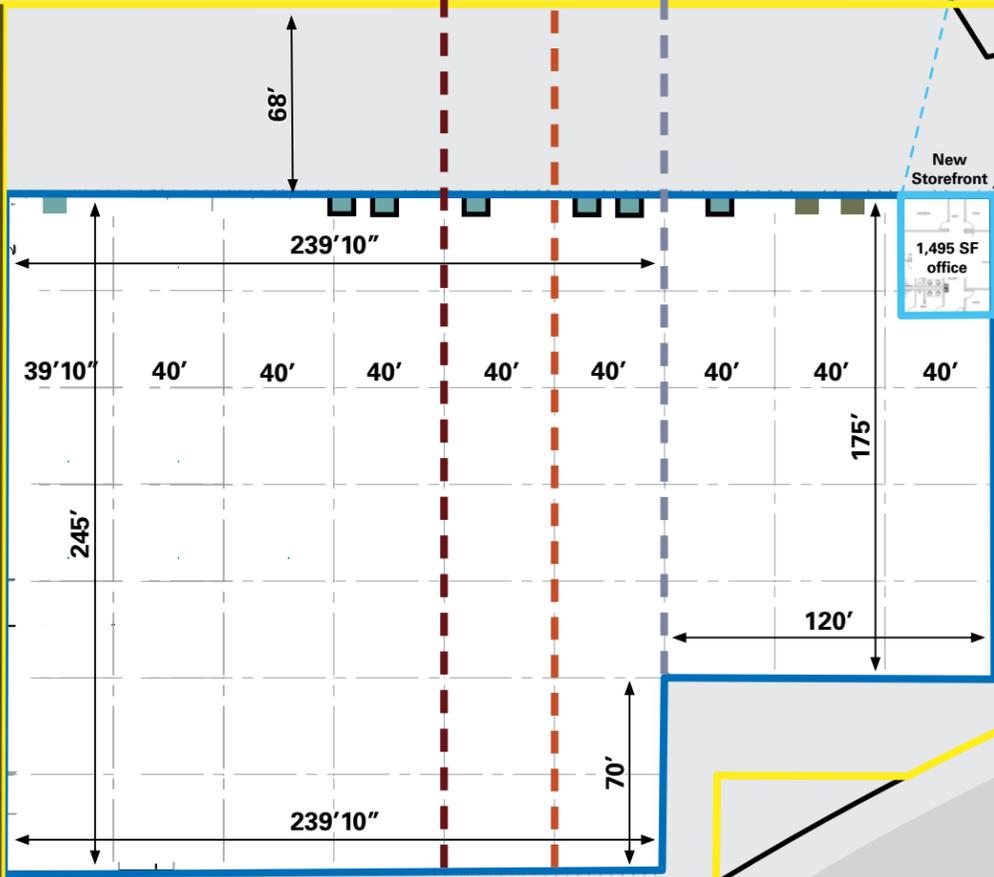
39,158 SF	40,600 SF
48,958 SF	30,800 SF
58,758 SF	21,000 SF



Orange Street



**NOT A PART  
SEPARATE PARCEL**



**3.36 ACRES**

**APPROX. 0.41 ACRES**

6,800 cars/day

400 South

- Dock High Door with Seals and Bumpers
- Dock High Door with Bumpers
- Ground Level Door



**ORANGE STREET MANUFACTURING FACILITY**



**DRIVE TIME TO:**

	<b>3 Minutes</b>
	<b>4 Minutes</b>
	<b>4 Minutes</b>
	<b>7 Minutes</b>

# Utah by the Numbers



2023 TOTAL  
POPULATION



2020-2023  
POPULATION ANNUAL  
GROWTH RATE

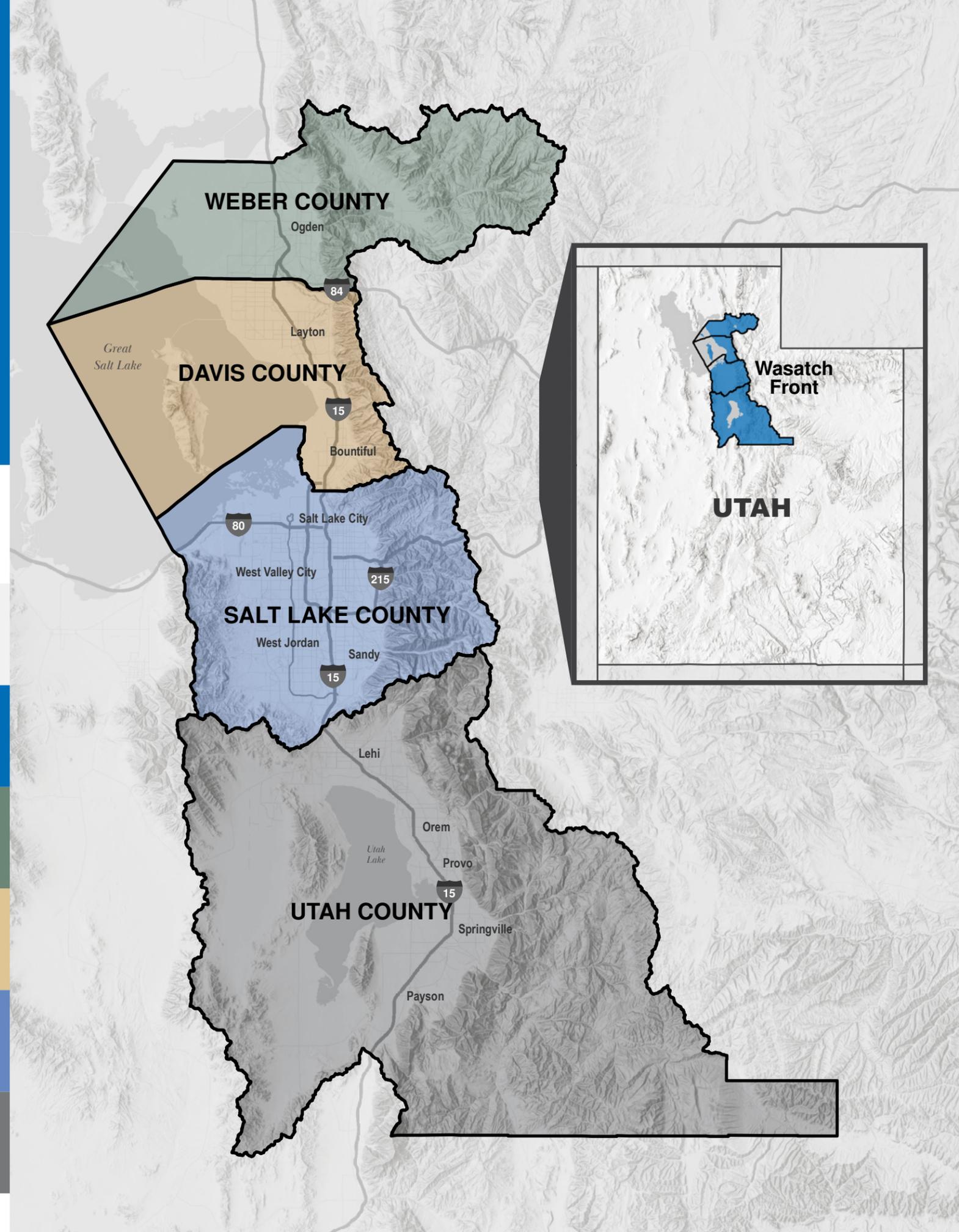


ANNUAL JOB  
GROWTH  
(NOV. 23)



PERCENT WITH  
BACHELOR'S OR  
HIGHER

United States of America	<b>337,470,185</b>	<b>0.56%</b>	<b>1.9%</b>	<b>36.13%</b>
State of Utah	<b>3,458,220</b>	<b>1.72%</b>	<b>2.0%</b>	<b>38.02%</b>
Wasatch Front	<b>2,600,127</b>	<b>1.60%</b>	<b>2.3%</b>	<b>39.87%</b>
Weber County	<b>273,472</b>	<b>1.30%</b>	<b>3.1%</b>	<b>28.39%</b>
Davis County	<b>380,238</b>	<b>1.47%</b>	<b>3.1%</b>	<b>40.62%</b>
Salt Lake County	<b>1,228,223</b>	<b>1.10%</b>	<b>1.9%</b>	<b>39.67%</b>
Utah County	<b>718,194</b>	<b>2.66%</b>	<b>0.9%</b>	<b>45.00%</b>



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**NEWMARK**

 **MOUNTAIN WEST**