

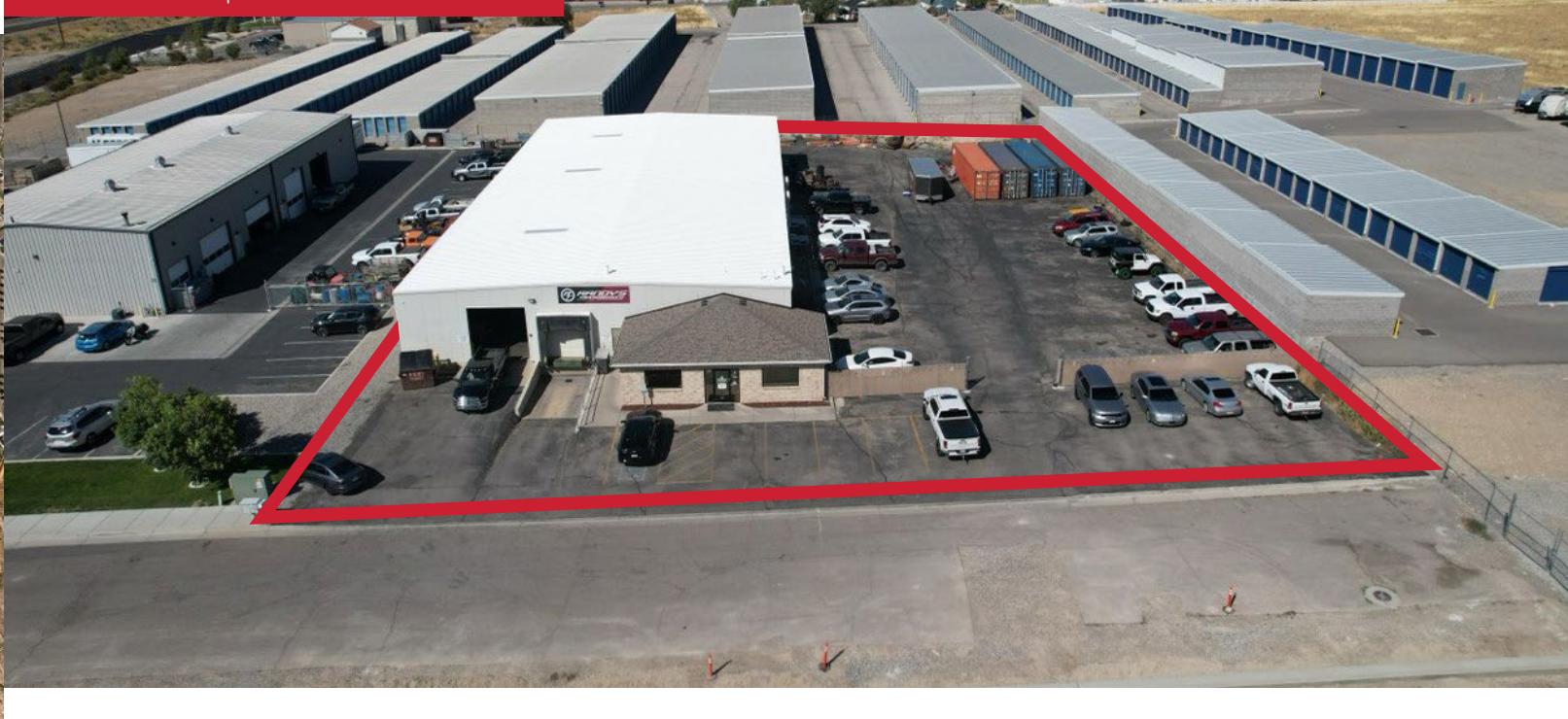
121 EAST TOOEL

121 East 1280 North | Tooele, UT 84074



121 EAST TOOEL

121 East 1280 North | Tooele, UT 84074



FOR SALE

\$2,406,700



**Fully Fenced
Yard**



**Dock High &
Grade Level
Loading**



**Upgraded
Power**



**Temperature
Controlled**

Property Highlights

- Total: 13,916 SF
- Office: 1,604 SF
- Warehouse: 12,312 SF
- Fully Fenced with Razor Wire
- Fully Paved with Asphalt
- Clear Height: 14'
- Two (2) 12'x12' Automatic Grade Level Doors
- One (1) 9'x9' Dock High Door w Edge of Dock Leveler
- Power: 800 Amp | 208V | 3-Phase | 4 Wire
- Oil Water Separator
- Gas Forced Heat
- HVAC in Warehouse
- Ceiling Fans in Warehouse
- LED Lighting
- Tool Room
- Power Drops Throughout Warehouse
- Compressed Airlines Throughout Warehouse
- Trench Drains throughout warehouse
- Warehouse Restroom
- Reception Area

• 4 private Offices.

• Restroom

• Conference/Break Area

• Security Cameras

• Construction Type: Block and Metal Construction

• Year Built: 1979

• Acreage: 1.13 Acres

• Zoning: (L) Light Industrial

• Access: Quick Access off of Main Street

• Location: Tooele City is About 35 Miles Southwest of Downtown Salt Lake City and 30 Miles to SLC International via I-80/ SR-36, Offering Quick Regional Access and a Pro-Business Climate. With 41,000 Residents and Ongoing UDOT Upgrades to SR-36/I-80 Improving Mobility, the Market Draws Workforce and Customers From Both Tooele and Salt Lake Counties.

Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com



801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com



801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

121 EAST TOOEL

121 East 1280 North | Tooele, UT 84074

Permitted Uses

- Accessory Building
- Agriculture
- Amusement Facility
- Automotive Sales and Rental
- Automotive Service and Repair
- Business Office
- Car Wash
- Conference Center
- Contractor's Display/Office
- Convenience Store w/o gasoline sales
- Convenience Store with gasoline sales
- Cultural Activities
- Fast Food Restaurant
- Financial Services
- Funeral Home/Mortuary
- Garden Center
- General Industrial Activity
- Hardware and Garden Supply Store
- Health Care Facility
- Health Care Provider
- Health Club
- Hotel
- Laundromat

- Light Manufacturing and Assembly
- Medical Cannabis Pharmacy
- Motel
- Nursery
- Open Space Areas, Trails
- Personal Services
- Professional Office
- Reception Center
- Recreational Facility (Indoor)
- Repair Shop (household and personal goods with no outside storage)
- Research Facility
- Restaurant
- Retail Sales Accessory
- Retail Store (Total maximum 3,000 square footage)
- Temporary Construction Office
- Temporary Seasonal Use
- Theater (Outdoor)
- Veterinary Clinic/Animal Hospital
- Veterinary Clinic/Animal Hospital Operating Entirely Within an Enclosed Building



Contact

SKYLER PETERSON, SIOR **TRE BOURDEAUX, SIOR**
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

PARKER TAGGART
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com



Contact

SKYLER PETERSON, SIOR **TRE BOURDEAUX, SIOR** **PARKER TAGGART**
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com

