



FOR LEASE

580 North 700 West,
North Salt Lake, UT 84054

- ±10,200 SF Available
- Office/Warehouse/Manufacturing
- \$1.00 PSF/Month, MG

**NORTH SALT LAKE
INDUSTRIAL PARK**

Property Highlights

LEASE RATE	\$1.00 PSF/Month, MG
BUILDING SIZE	±10,200 SF
OFFICE SF	±1,090 SF
WAREHOUSE SF	±9,110 SF
CLEAR HEIGHT	15'
LOADING	Four (4) Ground Level Loading Doors (12'x12')
COLUMN SPACING	24' x 48'
HEATING	Gas Forced Air in Warehouse
POWER	480V, 400Amp, 3-Phase
LIGHTING	LED Warehouse Lighting
CONSTRUCTION TYPE	Metal
LEASE TYPE	Modified Gross
ZONING	MD (Manufacturing-Distribution)

Additional Features

- Fire Sprinkled
- Compressed Air Lines
- Excellent Access to I-215 & I-15



OR TEXT 22989 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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SUBJECT SITE



TRAVEL TIMES

DISTANCE FROM SITE		Time	Miles
	Salt Lake International Airport	14 Minutes	6.6 Miles
	Downtown Salt Lake City	12 Minutes	8.4 Miles
	I-15	3 Minutes	1.0 Mile
	I-215	1 Minute	1.0 mile
	Legacy Parkway	3 Minutes	1.9 Miles

STRATEGIC NORTH SALT LAKE LOCATION

Located in North Salt Lake, the site benefits from direct access to I-15, I-215, and Legacy Parkway, placing it within minutes of Salt Lake International Airport, Downtown Salt Lake City, and regional freight corridors. Its central position in the Western U.S. offers strategic reach for both manufacturing and distribution, supported by a strong local labor pool and established industrial infrastructure.

UTAH'S DISTRIBUTION ADVANTAGE



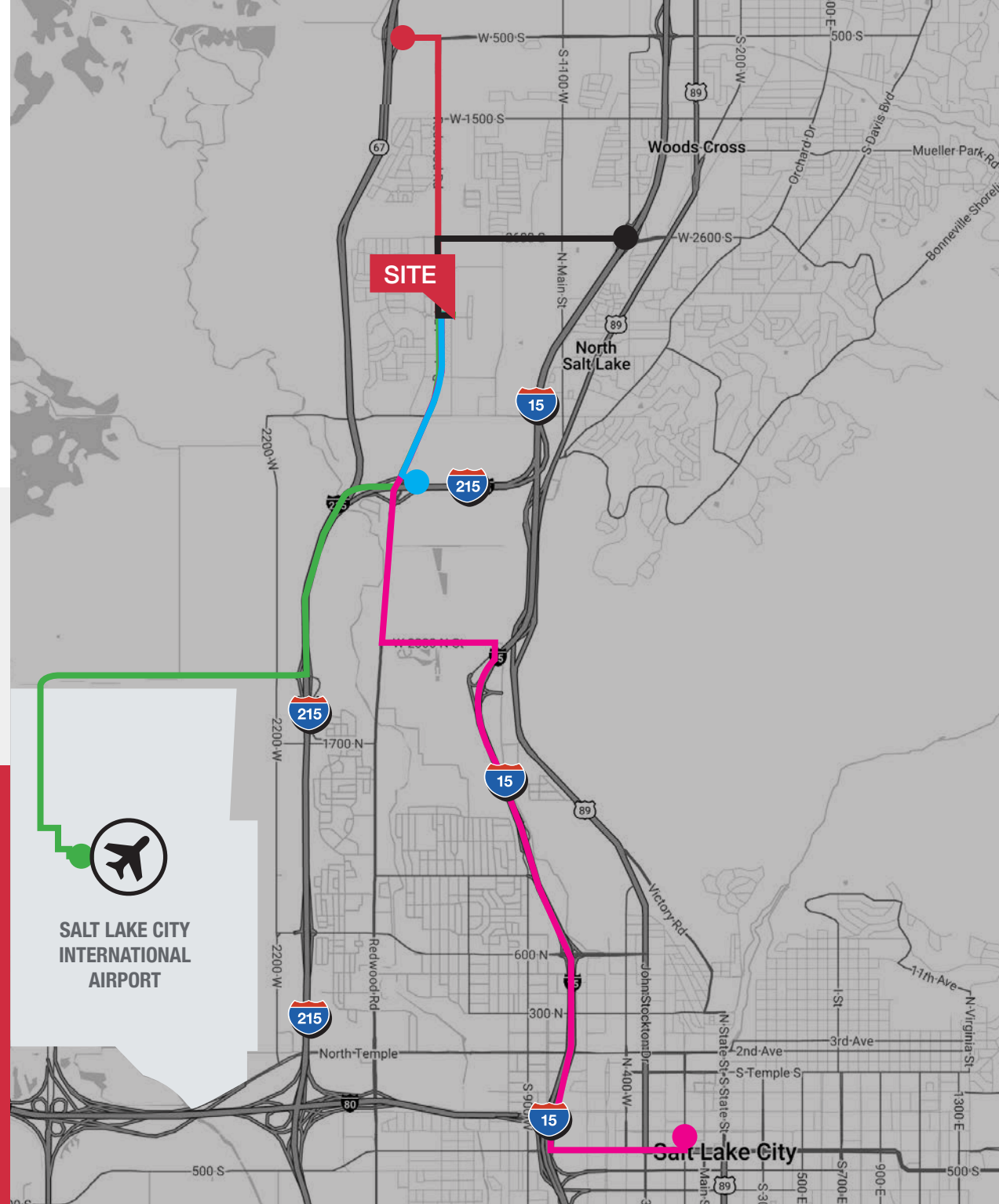
Utah is home to more than 15,000 trucking companies
(Utah Department of Transportation)



1,388 miles of active freight rail
(Utah Department of Transportation, 2023)



SLC Intl Airport ranked 4th in the Top Performing Global Airport category & 1st in U.S. for on-time performance (Cirium 2024)





**#1 FOR ECONOMIC
OUTLOOK – 17 YEARS
STRAIGHT**

Rich States, Poor States (2024)



**#1 BEST STATE IN AMERICA
– 2023, 2024, 2025**

U.S. News & World Report



**HIGHEST LABOR
FORCE PARTICIPATION
IN THE NATION**

Utah Department of
Workforce Services



**\$9.2B IN CAPITAL INVESTMENT
| 2.4M SF ABSORBED (FY 2024)**

EDC Utah Annual Report



**AAA BOND RATING –
MOODY'S, S&P, FITCH**

Utah maintains top-tier credit
across all major agencies



**#2 FOR JOB GROWTH
IN UNITED STATES**

The U.S. Bureau of Labor Statistics

MANUFACTURING & DISTRIBUTION IN UTAH



4,600+

Manufacturing
& Distribution
Companies



1-2 DAYS

Ground Access



ACCESS

Two Class I Railroads
Proximity To The Utah Inland Port
Major Interstate Corridors



**25% OF
ENERGY COSTS**

Lower Than The
National Average



**\$23.5
BILLION**

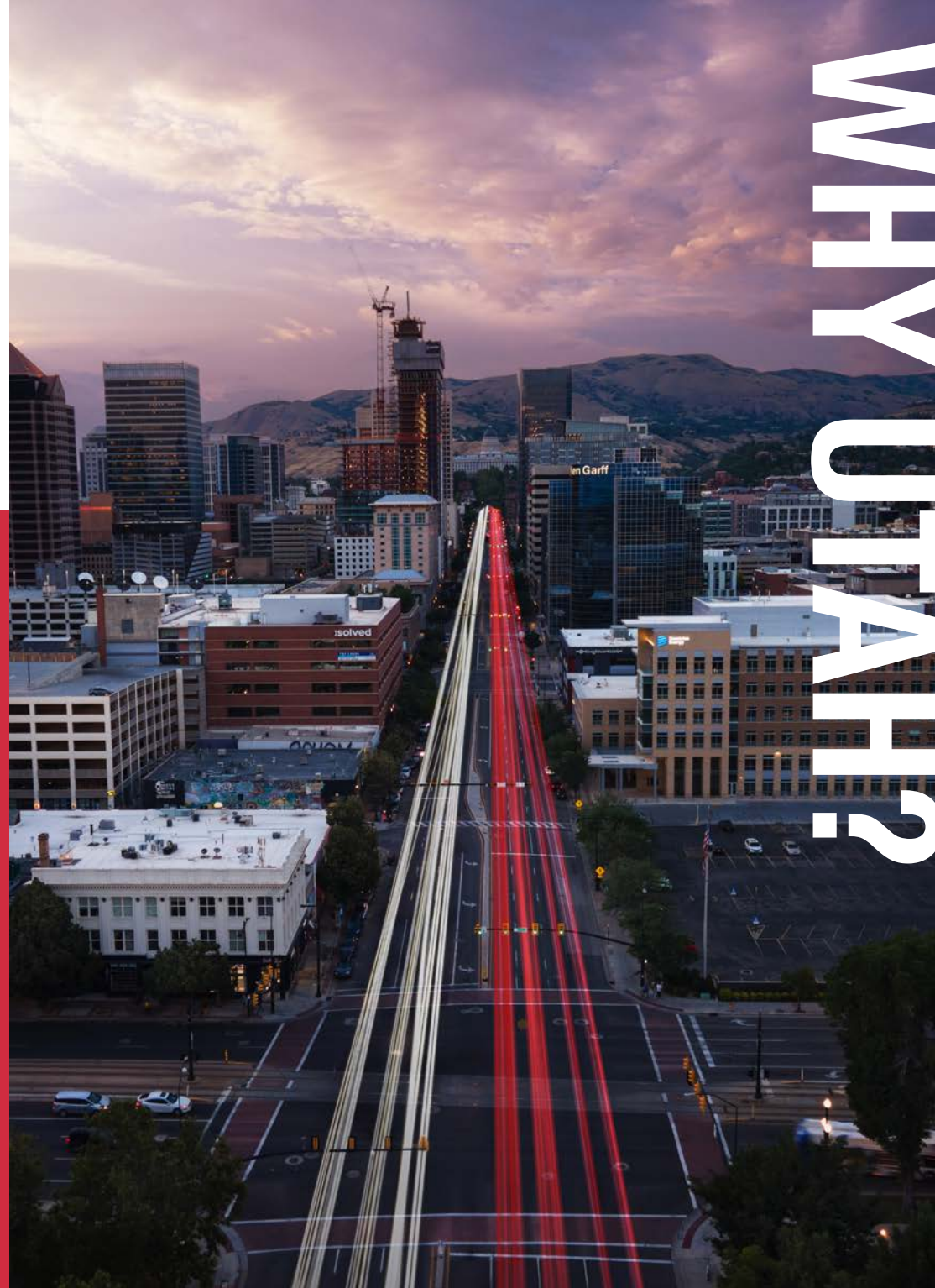
Sector Contributions
in Wages



**\$78,000
PER EMPLOYEE**

Average Industry Pay

With **94% of Utah's manufacturers** categorized as small or mid-sized firms, the region fosters innovation and agility. Recent state programs, such as the **Utah Manufacturing Modernization Grant**, support automation and advanced technology adoption, keeping Utah competitive across sectors.



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Summary Documents

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1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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