



INDUSTRIAL INVESTMENT FOR SALE

SALE PRICE | \$3,000,000 (6.65% CAP RATE)

3065 S. West Temple
SOUTH SALT LAKE, UT 84115



NEW LEASE!

Central Location, Less than Five Minutes from I-15 and I-80

Colliers | 6440 S. Millrock Dr., Suite 500 | Salt Lake City, UT | colliers.com

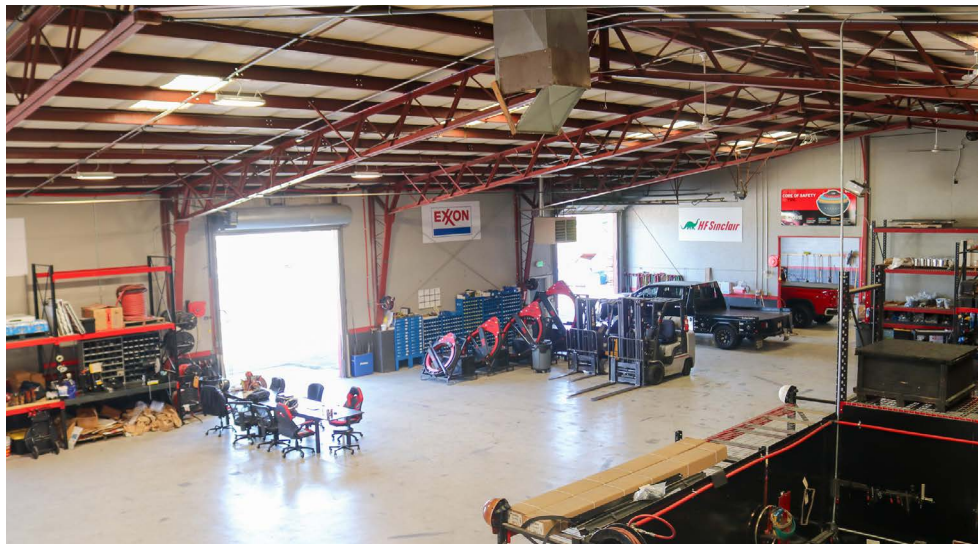


Property Features

0.67 Acres

14,710 Total SF

- 10,710 SF warehouse
- 2,200 SF office
- 1,800 SF mezzanine office
- 800 Amps, 480 Volt, 3-Phase power
- Five (5) 14' x14' automatic grade level doors
- CG Zoning (Commercial General)
- Built in 1976, fully renovated in 2024
- Excellent access to I-15 and I-80
- Fully fenced yard
- Prime South Salt Lake location
- Skylights throughout the warehouse



Tenant Overview

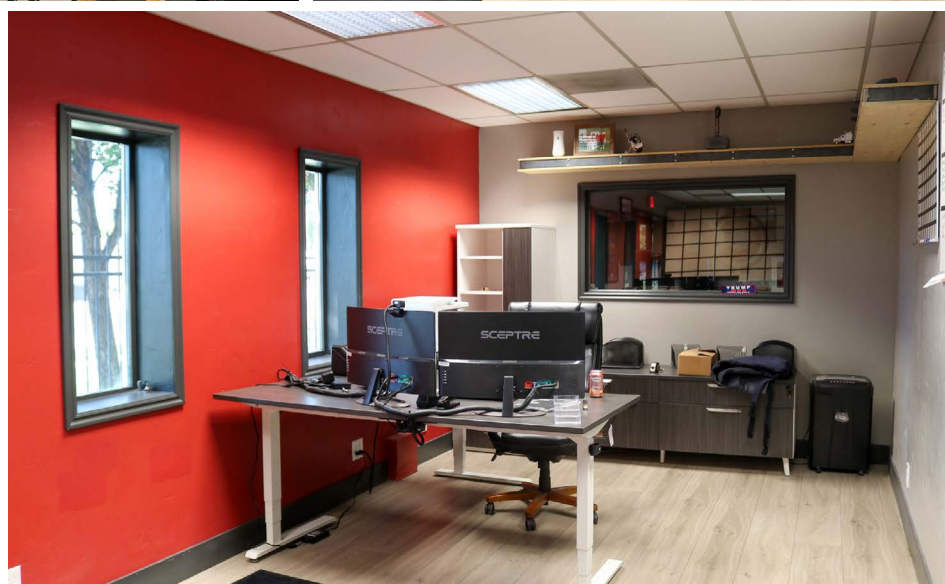
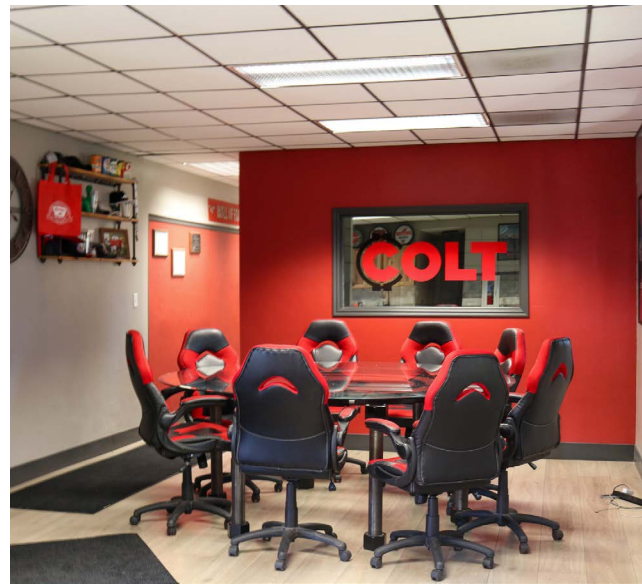
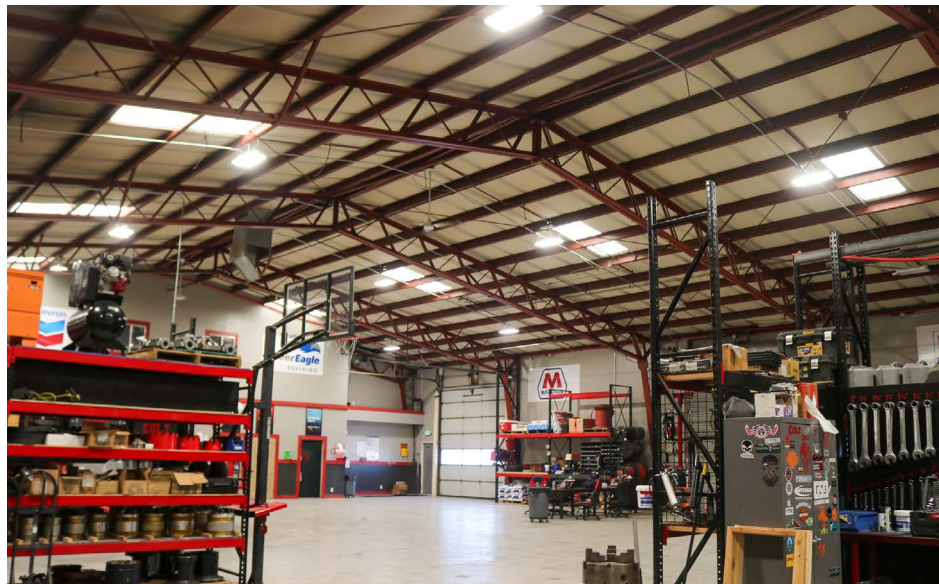
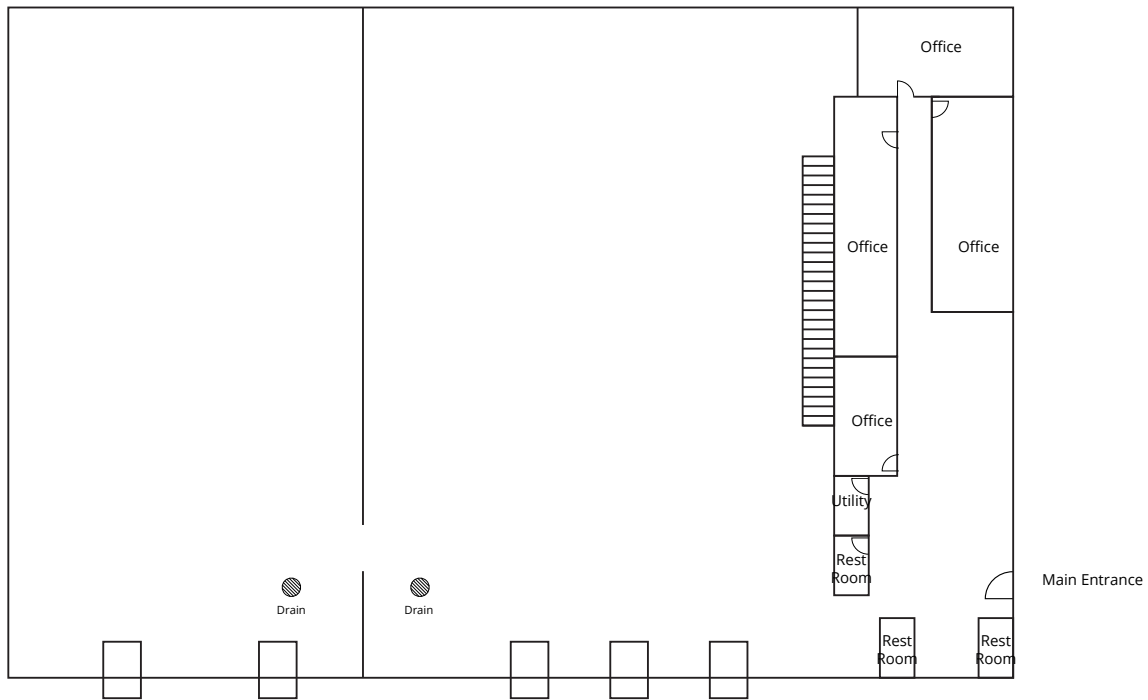
Leased Area	14,710 SF
Current Rental Rate	\$16,000 MG (through Sep 2027)
New Rental Rate	\$16,622 NNN (starting Oct 2027)
Rental Escalations	3.5% annually
Lease Commencement	October 1, 2027
Term	60 months
Renewal Options	One (1) option to renew for 5 years at FMV



Colt Industrial Group is a nationally recognized leader in specialty industrial services, with 40+ years of experience and 30+ locations across the U.S. Ranked among the top five in steam and industrial repair, Colt is a creditworthy tenant with a strong financial foundation and a proven growth trajectory.

NEW LEASE!

Floor Plan



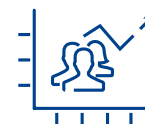


Demographics 3-Mile Radius



Population

154,438



2029 Projected Population

161,725



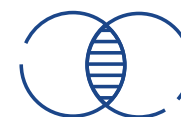
Average Household Income

\$101,194



Median Household Income

\$75,492



Median Age

34.0

Drive Times in Minutes

Downtown Salt Lake City	15
Salt Lake City International Airport	15
Union Pacific Intermodal	20
Within 11 driving-hours of several major markets	

Ethan Wallace

Associate
+1 901 497 0790
ethan.wallace@colliers.com

Rusty Bollow, SIOR, CCIM, MRED

Executive Vice President
+1 801 633 4800
rusty.bollow@colliers.com

Bobby Stevens, SIOR

Senior Vice President
+1 801 696 9617
bobby.stevens@colliers.com



Colliers

6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.