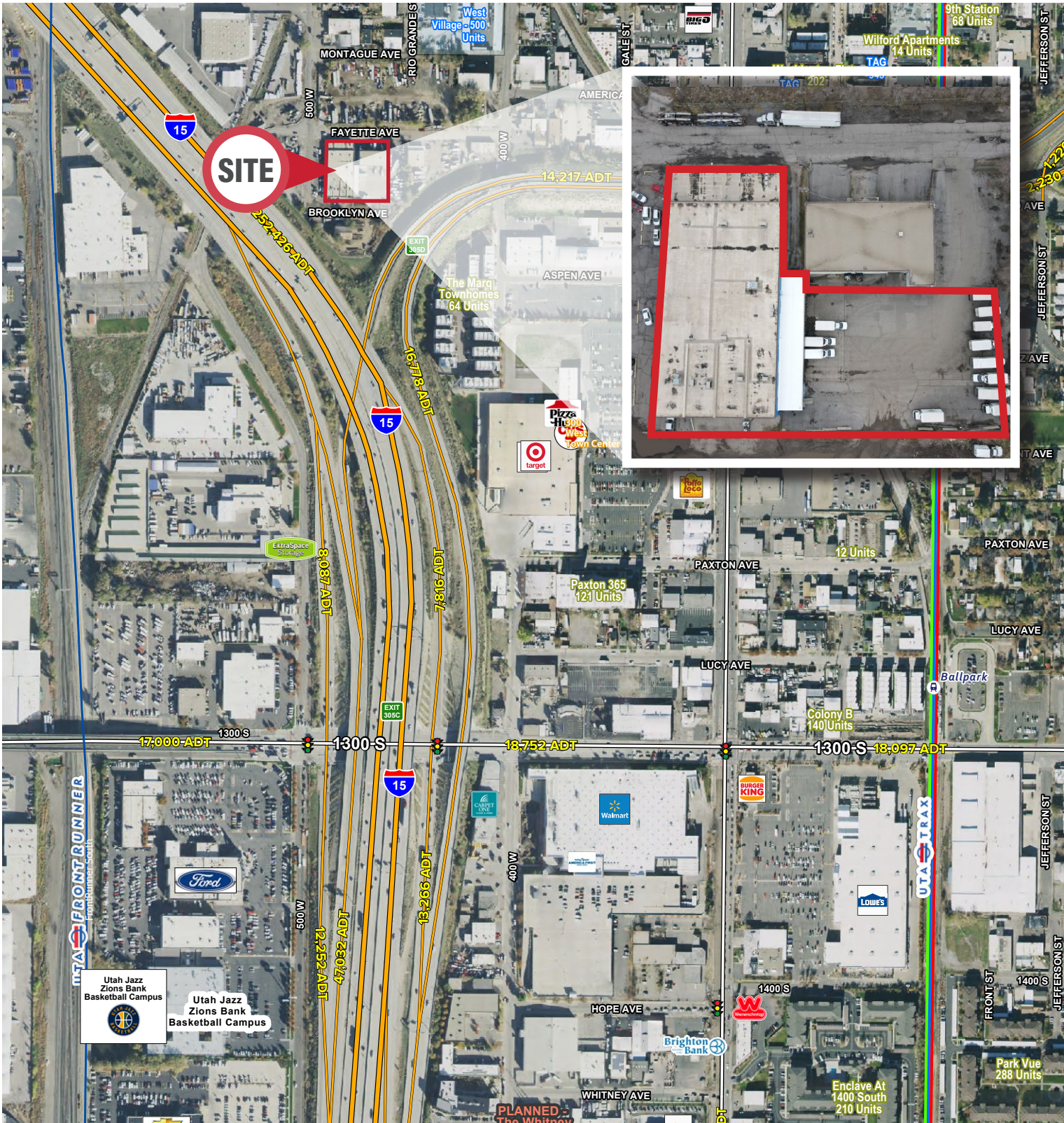


# DOWNTOWN SLC COLD STORAGE FACILITY

995 South 400 West | Salt Lake City, UT 84101



**Contact**

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**FOR LEASE**  
\$20,000 Monthly NNN

## Property Highlights

- Total Available: 25,215 SF
- Office: 1,900 SF
- Warehouse: 6,916 SF
- Breezeway: 2,166 SF
- Mezzanine: 1,330 SF
- Walk in Refrigerator: 14,233 SF
- Grade Level Doors:
  - Two (2) 18' x 16'
  - One (1) 12' x 12' with ramp
  - One (1) 16' x 12'
- Dock Loading:
  - Nine (9) 8' x 9' Dock High Doors With Bumpers and Seals (2 With Pit Levelers)
- Yard Space: .65 Acres of Fenced Yard
- Clear Height: 15' - 19'
- Backup Generator
- In Ground Scale
- Floor Drains
- Gas Forced Heat in Warehouse
- Hand-wash Station
- Thirteen (13) Walk In Refrigerators
- Security System in Place
- Fork Lift Chargers
- 3 Phase Power
- Reception Area
- Three Private Offices
- Two Restrooms
- One Break Room
- Construction Type: Block
- Zoning: CG (General Commercial)
- Location: Highly Desirable Salt Lake Location With Convenient Access From The 1300 South Exit

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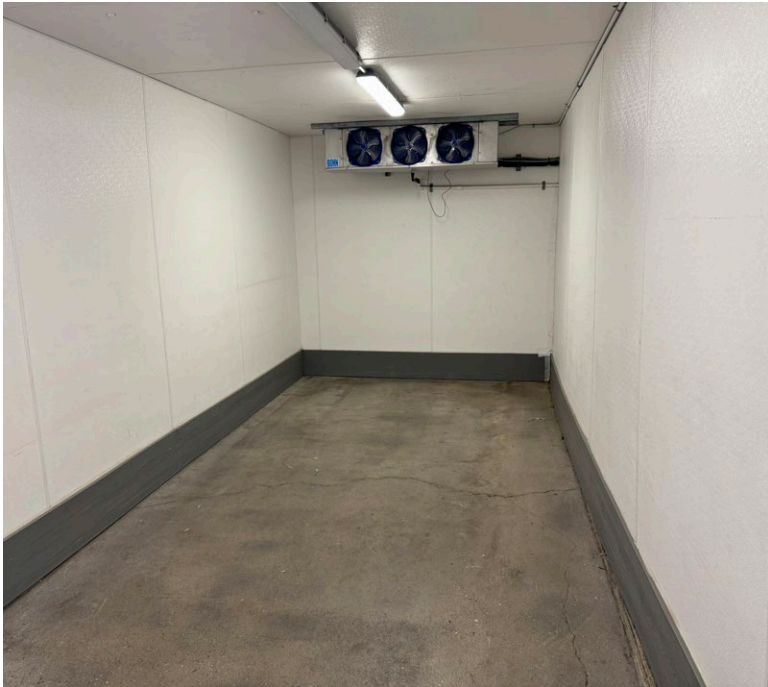
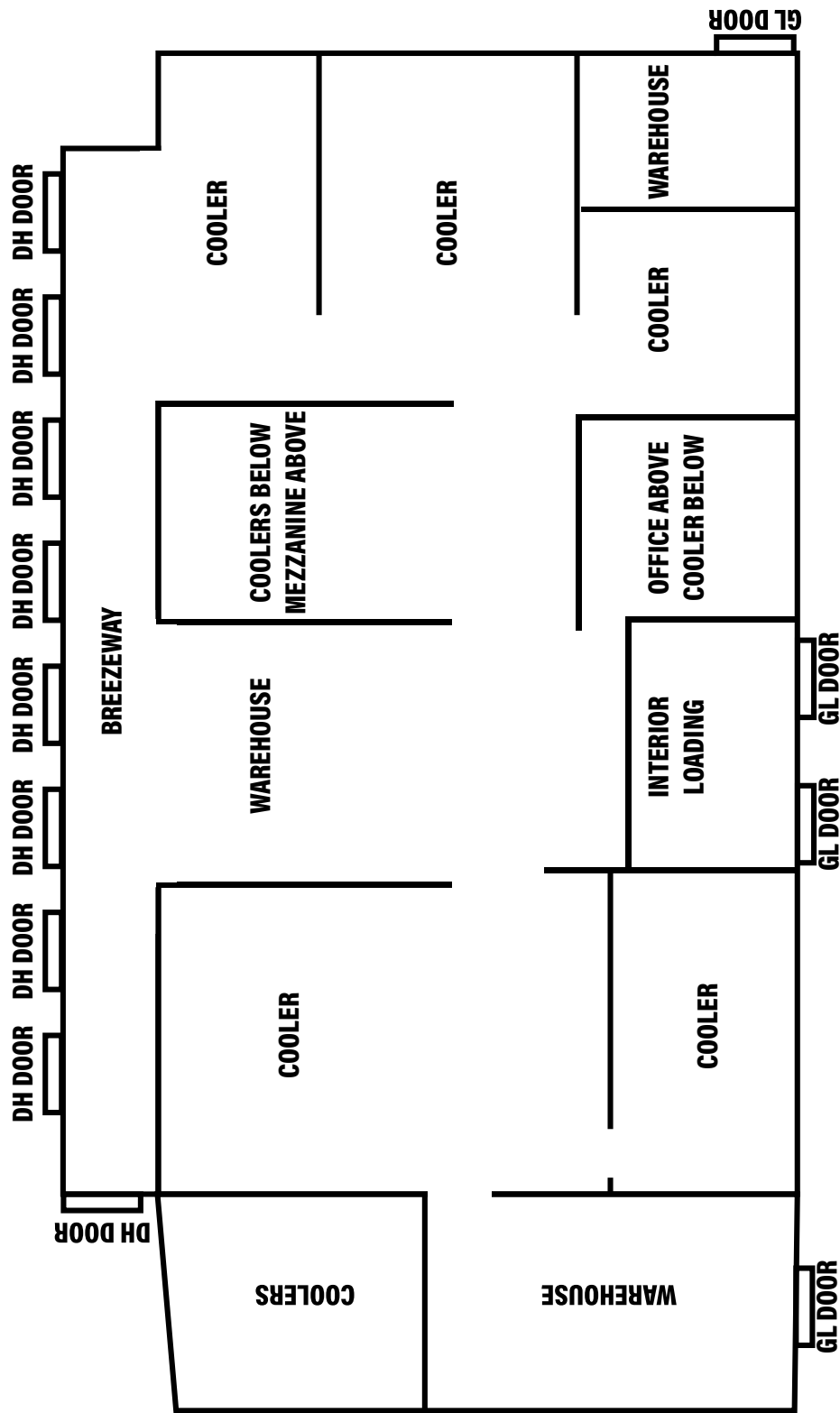


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