



# YARD AVAILABLE FOR LEASE OR SALE

## TRUCKS - EQUIPMENT - INDUSTRIAL STORAGE



1924 South 7200 West, Salt Lake City, Utah 84044

### SITE FEATURES

- 2.33 Acres Industrial Land (101,495 SF)
- M-1 Industrial Zoning
- Fully Fenced/Locking Gate
- Compacted Road Base
- Temp Structures Allowed
- 200 Amp | 3 Phase Power

### PROPERTY OVERVIEW

- Inside the Salt Lake Inland Port Logistics Corridor
- Potential for Foreign Trade Zone (FTZ) Application
- Eligible for Bonded Laydown/Staging Yard Operations
- Prime Small-Format Yard in a High Demand Industrial Zone

### STRATEGIC ADVANTAGES

- One of the Closest Private Available Yards to SLC International Airport
- Direct Access to I-80, S.R. 201 and I-15 (10 Hours to West Coast Ports)
- Ideal for Airfreight Staging, Containers, Fleet Yard and Last-Mile Logistics
- Reduce Customs and Demurrage Fees with Bonded Operations
- Operate like an Extension of the Airport without Airport-Zone Pricing

**LEASE RATE REDUCED : \$3,950.00/ACRE PER MONTH NNN**

**PURCHASE PRICE : \$2,350,000.00**

### CONTACT

**MOBILE: 801.783.6269**

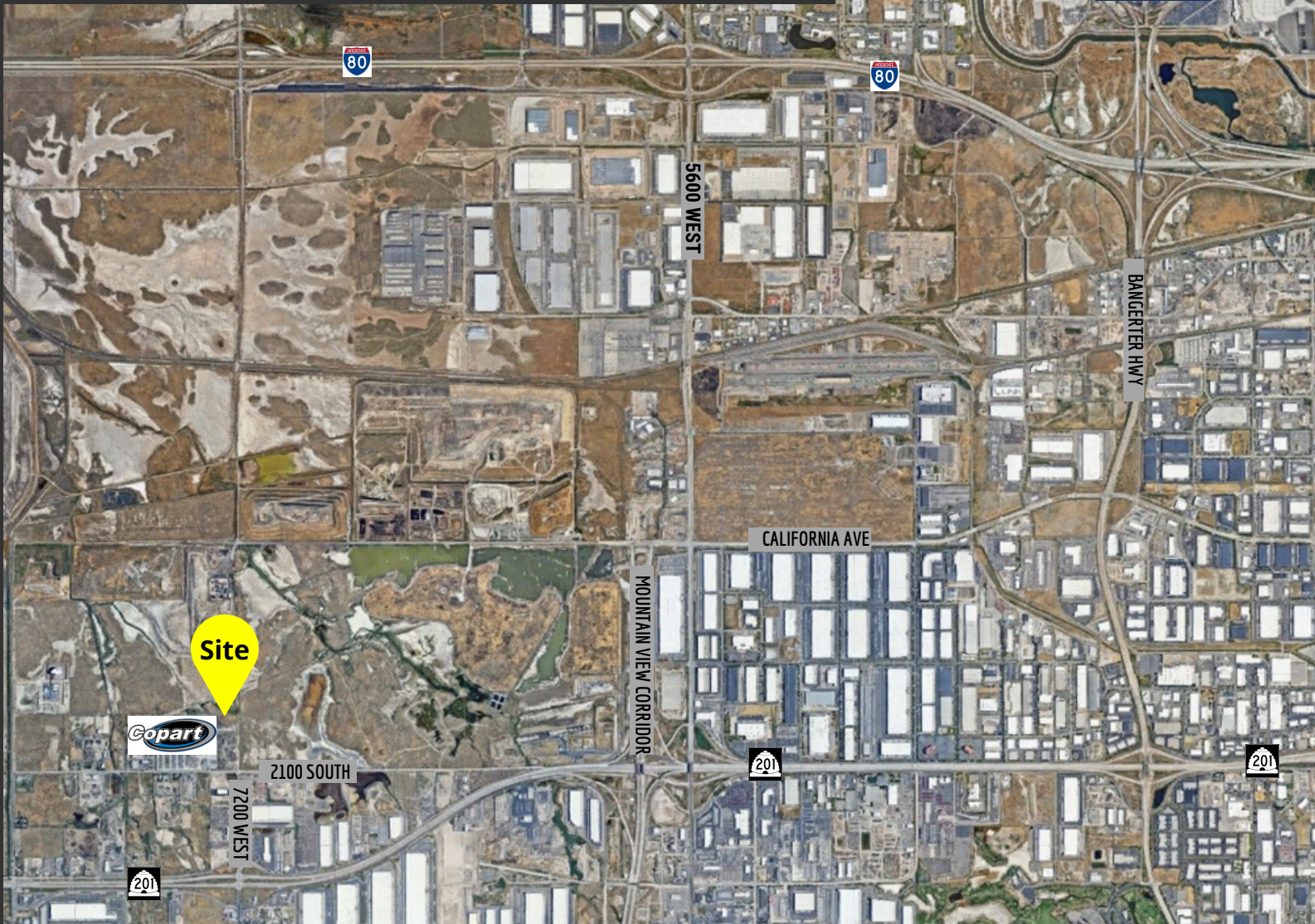
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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.



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