

**FOR SALE**  
**68,996 SF**

**New Price**



**INDUSTRIAL PROPERTY**

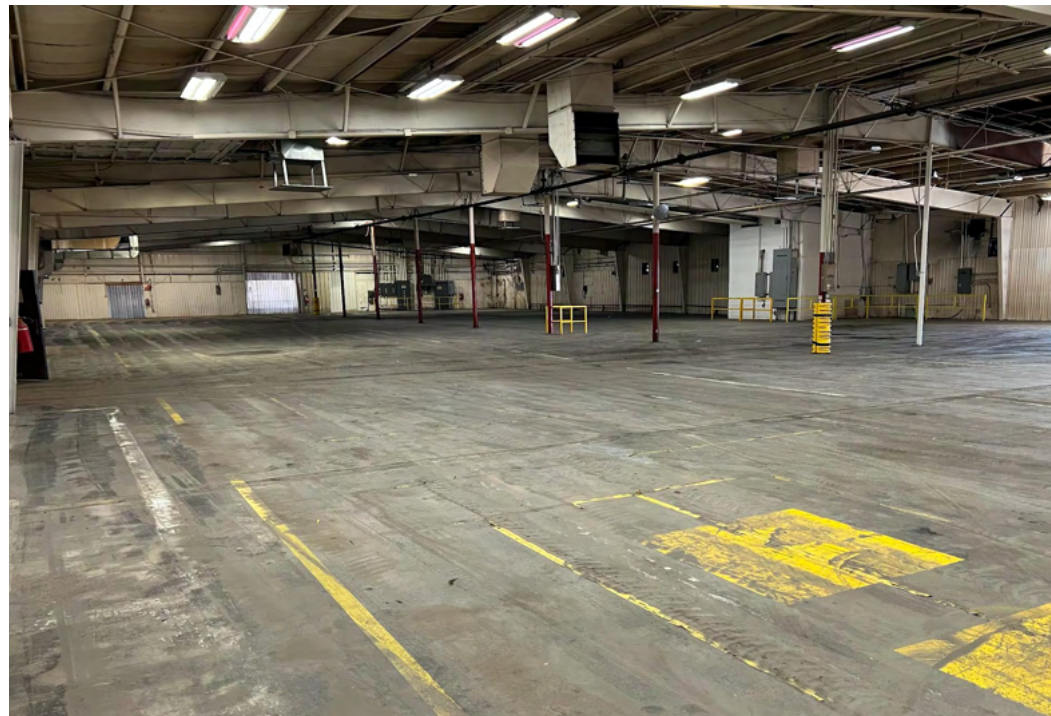
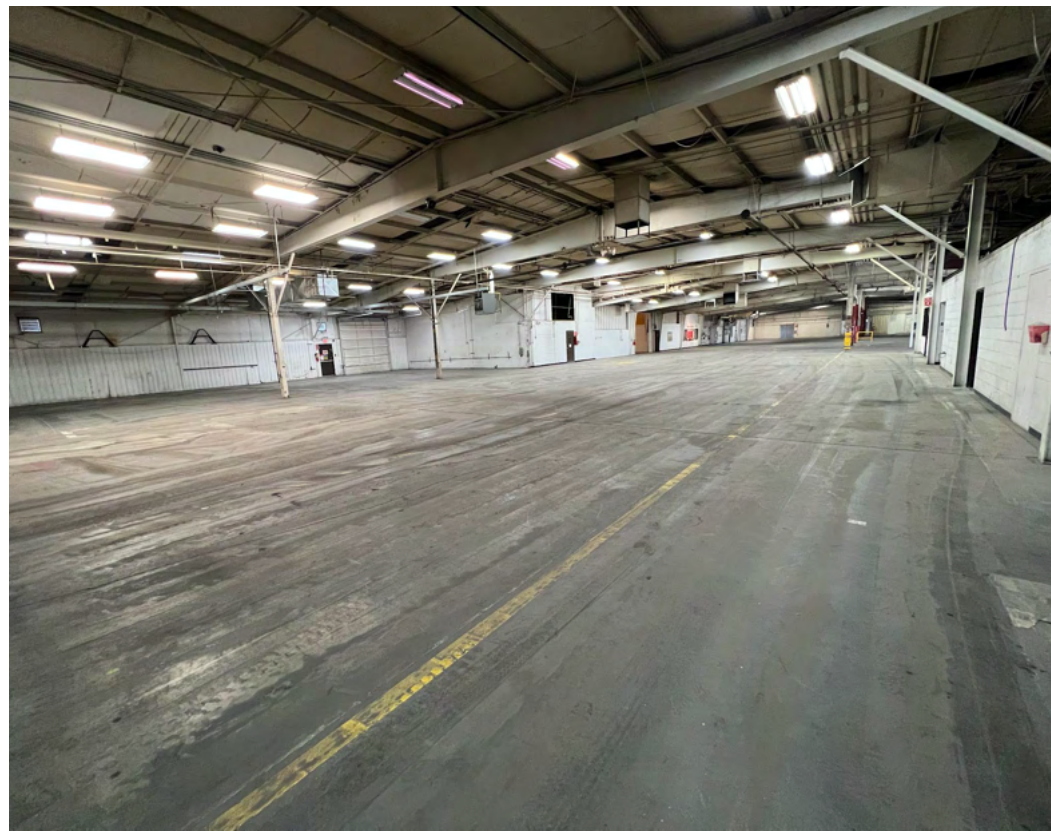
**1874** S. Pioneer Road,  
Salt Lake City, UT 84104

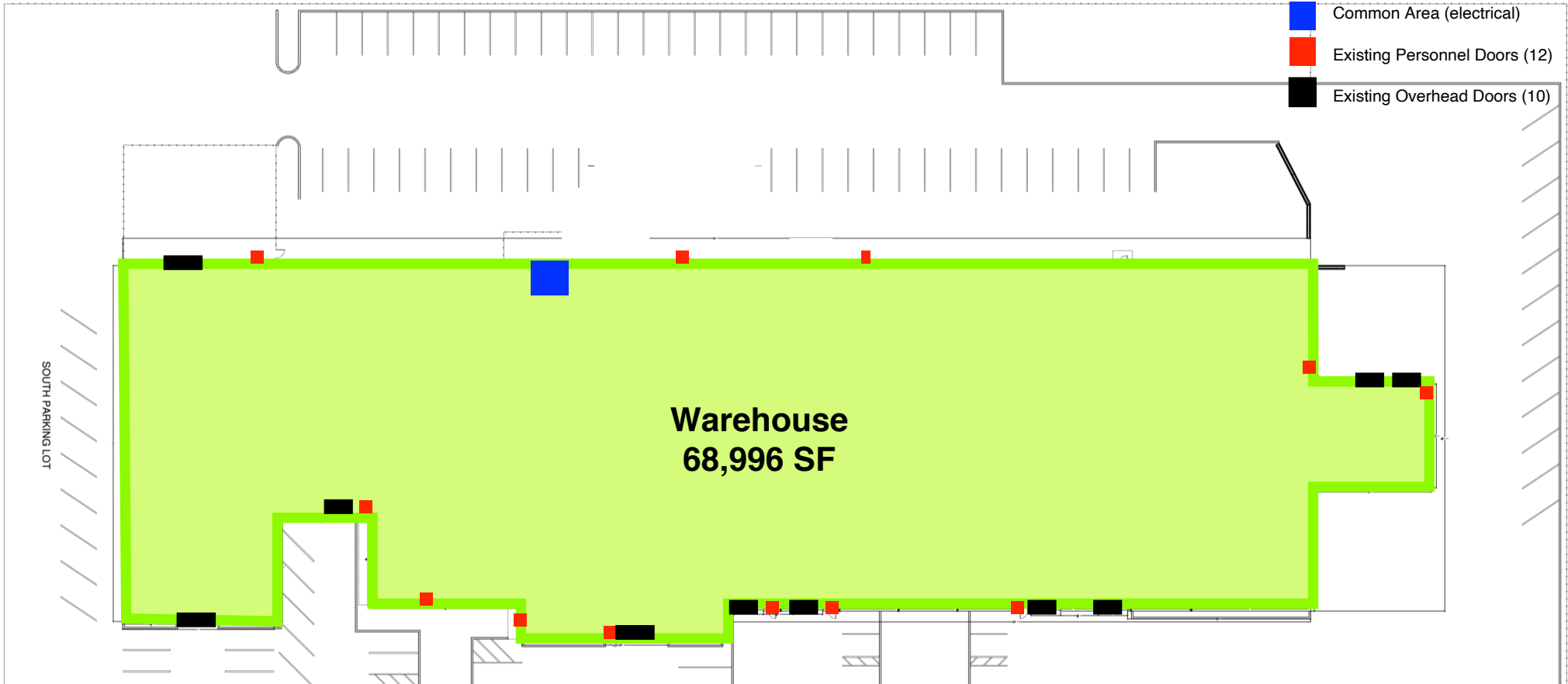
**Ilya Klein**  
**303-552-4242**  
**Ilya@KCommercial.com**

*Pio* **UT** LLC

## FINANCIAL SUMMARY

OFFERING PRICE	<b>\$11,800,000</b>
LEASABLE AREA	<b>68,996 SF</b>
PRICE PER SF	<b>\$171</b>
POSSIBLE USES	<b>Warehouse Distribution Manufacturing Office</b>
LOT SIZE	<b>5.1 Acres 3.6 Acre Yard (2.1 Acres on Long Term Lease)</b>
LOADING	<b>8 Drive-In &amp; 2 Dock High Doors with Levelers</b>
POWER	<b>3,000 Amps of 277/480, 3-phase (to be verified) Step Down Transformers</b>
CLEAR HEIGHT	<b>12'- 28'</b>
ZONING	<b>M-1</b>







## OVERVIEW

- **VERSATILE INDUSTRIAL**
  - Distribution
  - Manufacturing
  - Warehouse
  - Office
- **68,996 SF**
  - 67,091 SF Warehouse
  - 1,905 SF Office
- **5.1 ACRES**
  - 3.6 ACRE YARD
- **Easy Access to I-215 and SR 201**
- **3 Ton Bridge Crane**
- **Truck/Trailer Parking**

**IMPORTANT:** The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at any time and without notice. Please do not provide any information deemed private or confidential.



S 3230 W

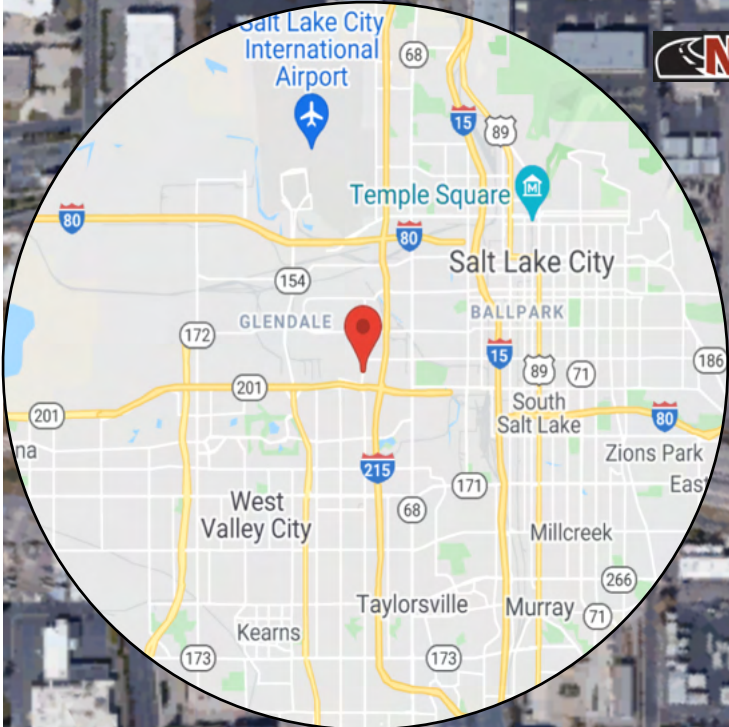
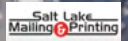
Milestone Dr



1700 S



2700 W



2100 S



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*Pio*UTLLC