

INDUSTRIAL FOR LEASE

12,000 SF Showroom/Warehouse Ideal For Automotive Use

950 West 2100 South, Salt Lake City, UT 84119

kwUTAH REALTORS
KELLERWILLIAMS



PROPERTY DESCRIPTION

Now available for lease, this versatile 12,000SF office/warehouse includes approximately 2,000SF of mezzanine space, providing flexibility for office expansion, storage, or light assembly. The property is well-suited for automotive users, service operations, or light industrial businesses seeking a highly functional facility in a central Salt Lake City location. The building features six overhead doors, four 12'x12' & two 12'x14', along w/ 5 drive-in bays that support efficient vehicle circulation & workflow. A front showroom & office area offer a professional customer-facing presence, while the open warehouse and mezzanine allow for adaptable equipment, inventory, & operational layouts. The property is served by 400-amp, 3-phase power, includes an on-site oil burner, and recently installed TPO membrane roof, making it a turn-key, move-in-ready opportunity. Situated just off 2100 South with immediate access to I-15 and Hwy 201, the property offers excellent connectivity to major transportation corridors. Additional parking potential may be available, further enhancing functionality for automotive or high-vehicle-traffic users.

PROPERTY HIGHLIGHTS

- Versatile 12,000 SF office/warehouse & showroom area
- High traffic visibility with under-lit pole sign
- Ideal for automotive, service, or light industrial
- Four 12'x12' overhead doors, Two 12'x14' doors
- Five drive-in bays each equipped with 50 amp service for efficient workflow
- Floor drains and oil waste burner with 300 gallon capacity

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

OFFERING SUMMARY

Lease Rate:	\$1.35 SF/month (NNN)
Available SF:	12,000 SF
Lot Size:	0.45 Acres
Building Size:	12,000 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	46	1,306
Total Population	66	183	4,795
Average HH Income	\$70,576	\$68,586	\$75,629

SHAD SELMOS

Senior Associate - Regional Ambassador - CCIM
O: 385.247.9382
C: 801.907.1888
shadselmos@kw.com

AUSTIN DAVIS

Realtor
O: 801.647.3766
austindavis@kw.com

KW COMMERCIAL

1265 E Brickyard Road Suite 500
Salt Lake City, UT 84106

Each Office Independently Owned and Operated

INDUSTRIAL FOR LEASE

12,000 SF SHOWROOM/WAREHOUSE IDEAL FOR AUTOMOTIVE USE

kwUTAH REALTORS
KELLERWILLIAMS



950 West 2100 South, Salt Lake City, UT 84119



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHAD SELMOS

Senior Associate - Regional Ambassador - CCIM
O: 385.247.9382
C: 801.907.1888
shadselmos@kw.com

AUSTIN DAVIS

Realtor
O: 801.647.3766
austindavis@kw.com

KW COMMERCIAL

1265 E Brickyard Road Suite 500
Salt Lake City, UT 84106

Each Office Independently Owned and Operated

INDUSTRIAL FOR LEASE

12,000 SF SHOWROOM/WAREHOUSE IDEAL FOR AUTOMOTIVE USE

KW UTAH REALTORS
KELLERWILLIAMS



950 West 2100 South, Salt Lake City, UT 84119



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHAD SELMOS

Senior Associate - Regional Ambassador - CCIM
O: 385.247.9382
C: 801.907.1888
shadselmos@kw.com

AUSTIN DAVIS

Realtor
O: 801.647.3766
austindavis@kw.com

KW COMMERCIAL

1265 E Brickyard Road Suite 500
Salt Lake City, UT 84106

Each Office Independently Owned and Operated

INDUSTRIAL FOR LEASE

12,000 SF SHOWROOM/WAREHOUSE IDEAL FOR AUTOMOTIVE USE

kwUTAH REALTORS
KELLERWILLIAMS



950 West 2100 South, Salt Lake City, UT 84119



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHAD SELMOS
Senior Associate - Regional Ambassador - CCIM
O: 385.247.9382
C: 801.907.1888
shadselmos@kw.com

AUSTIN DAVIS
Realtor
O: 801.647.3766
austindavis@kw.com

KW COMMERCIAL
1265 E Brickyard Road Suite 500
Salt Lake City, UT 84106

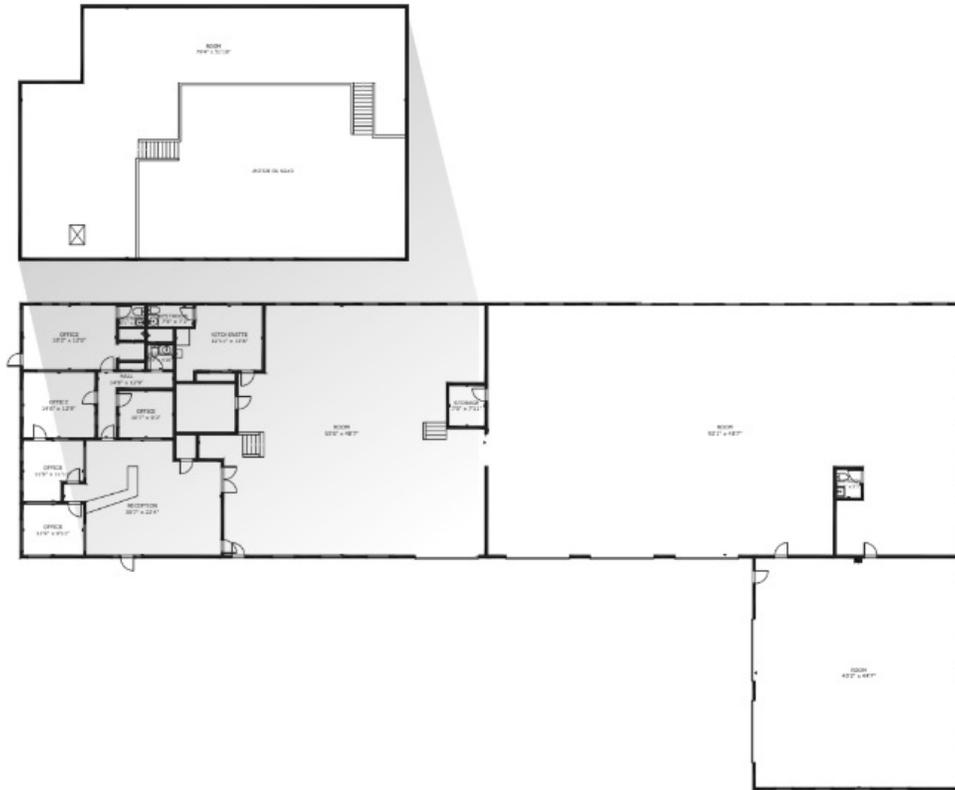
Each Office Independently Owned and Operated

INDUSTRIAL FOR LEASE

12,000 SF SHOWROOM/WAREHOUSE IDEAL FOR AUTOMOTIVE USE

950 West 2100 South, Salt Lake City, UT 84119

kwUTAH REALTORS
KELLERWILLIAMS



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHAD SELMOS
Senior Associate - Regional Ambassador - CCIM
O: 385.247.9382
C: 801.907.1888
shadselmos@kw.com

AUSTIN DAVIS
Realtor
O: 801.647.3766
austindavis@kw.com

KW COMMERCIAL
1265 E Brickyard Road Suite 500
Salt Lake City, UT 84106

Each Office Independently Owned and Operated

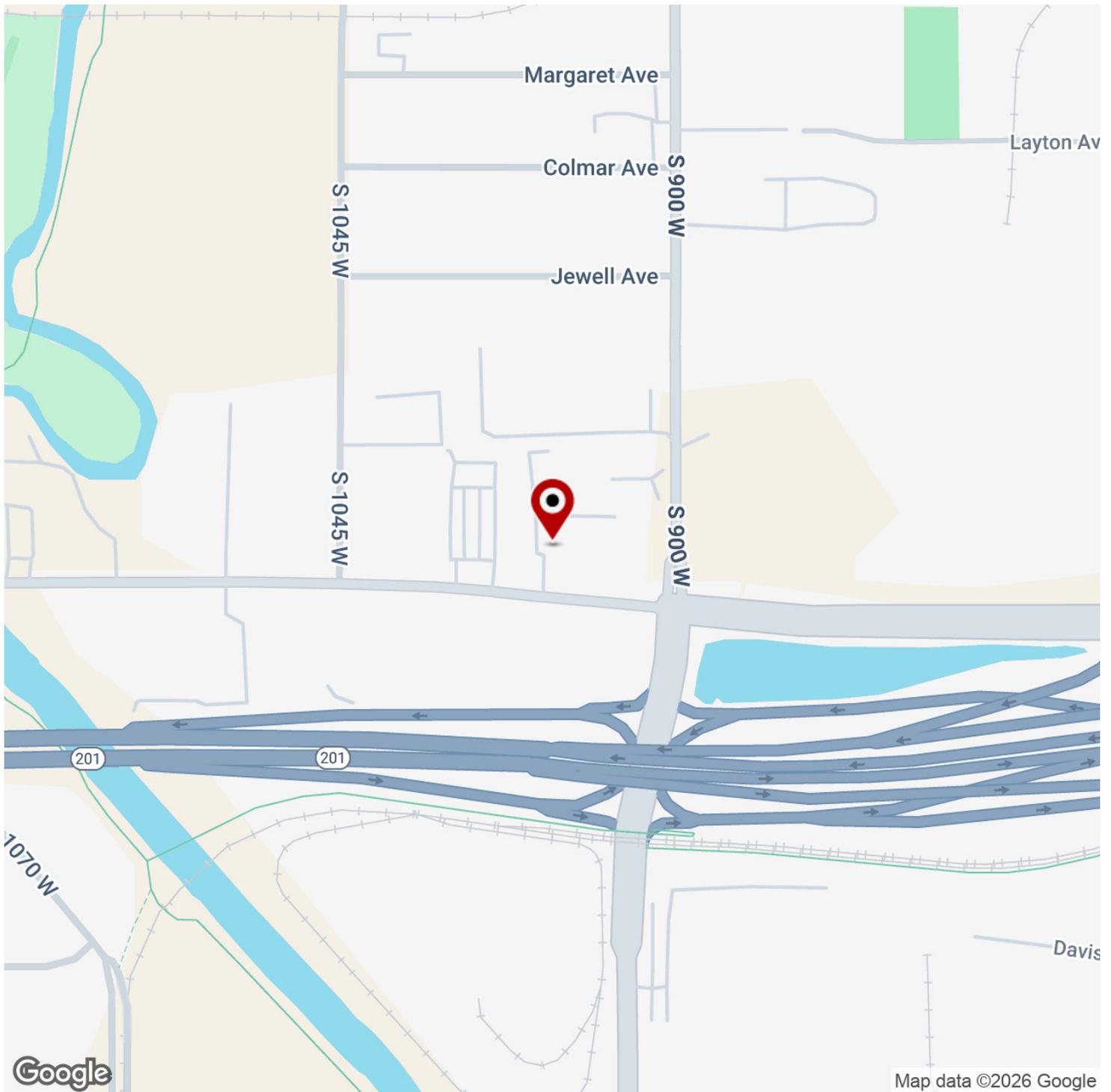
INDUSTRIAL FOR LEASE

12,000 SF SHOWROOM/WAREHOUSE IDEAL FOR AUTOMOTIVE USE

kwUTAH REALTORS
KELLERWILLIAMS



950 West 2100 South, Salt Lake City, UT 84119



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHAD SELMOS

Senior Associate - Regional Ambassador - CCIM
O: 385.247.9382
C: 801.907.1888
shadselmos@kw.com

AUSTIN DAVIS

Realtor
O: 801.647.3766
austindavis@kw.com

KW COMMERCIAL

1265 E Brickyard Road Suite 500
Salt Lake City, UT 84106

Each Office Independently Owned and Operated

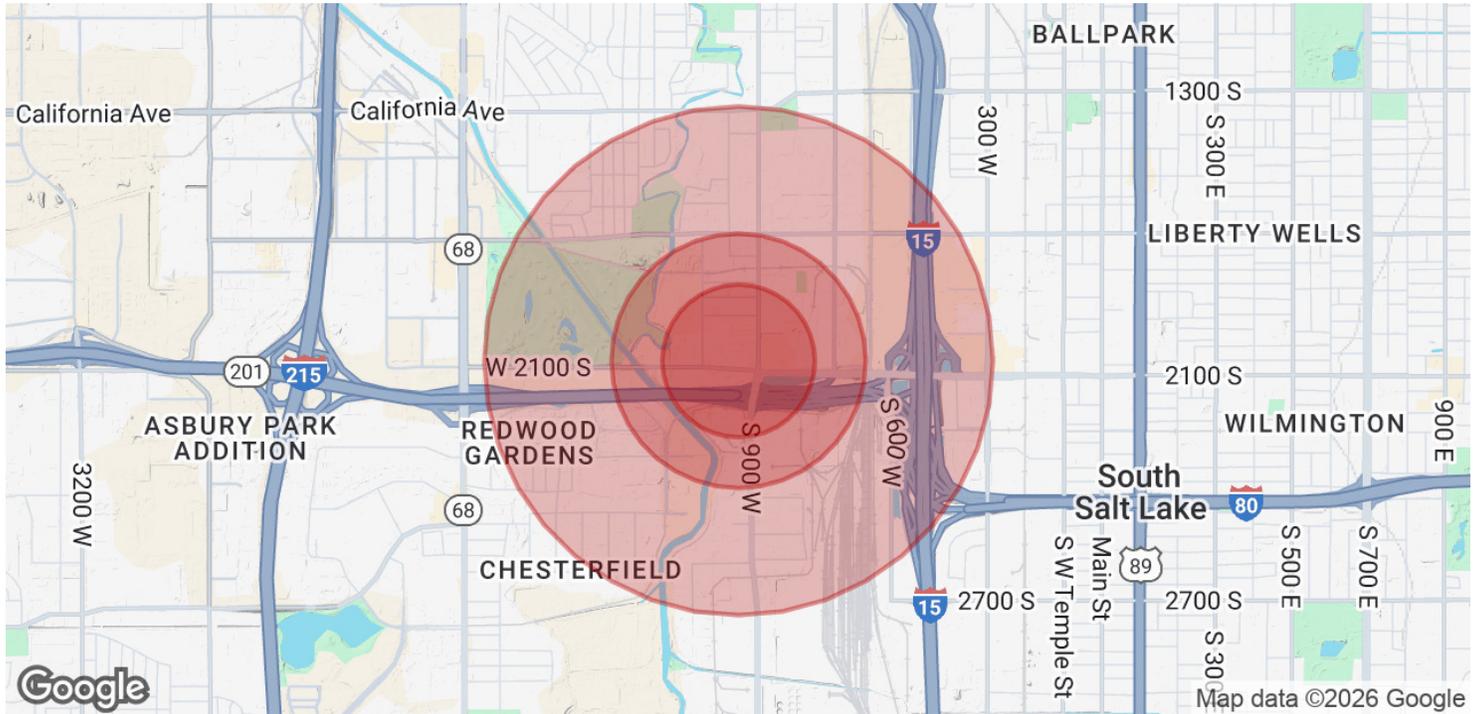
INDUSTRIAL FOR LEASE

12,000 SF SHOWROOM/WAREHOUSE IDEAL FOR AUTOMOTIVE USE

KW UTAH REALTORS
KELLERWILLIAMS



950 West 2100 South, Salt Lake City, UT 84119



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	66	183	4,795
Average Age	33	34	34
Average Age (Male)	34	34	34
Average Age (Female)	33	33	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	46	1,306
# of Persons per HH	4.1	4	3.7
Average HH Income	\$70,576	\$68,586	\$75,629
Average House Value	\$360,232	\$342,843	\$339,293

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SHAD SELMOS
Senior Associate - Regional Ambassador - CCIM
O: 385.247.9382
C: 801.907.1888
shadselmos@kw.com

AUSTIN DAVIS
Realtor
O: 801.647.3766
austindavis@kw.com

KW COMMERCIAL
1265 E Brickyard Road Suite 500
Salt Lake City, UT 84106

Each Office Independently Owned and Operated