

NSL INDUSTRIAL

FOR SALE



PROPERTY DETAILS

506 N. 700 W., North Salt Lake, UT 84054

Sale Price: \$2,750,000 / 5.55% Cap Rate

- 13,200 total square feet
 - Land size: 1 acre
 - Fire sprinklers throughout
 - Clear height: 18'
 - Easy access to Redwood Road, I-215, I-15 and Legacy Parkway
- Building 1: 5,500 SF
 - » Two (2) 14'x14' ground-level motorized doors
 - » 400 amps | 480/208 V | 3-phase
 - » Two (2) restrooms
 - » Small office
 - Building 2: 7,700 SF
 - » Two (2) 14'x14' ground-level motorized doors
 - » 200 amps | 480/208 V | 3-phase
 - » One (1) restroom
 - » Small office

RENT SCHEDULE

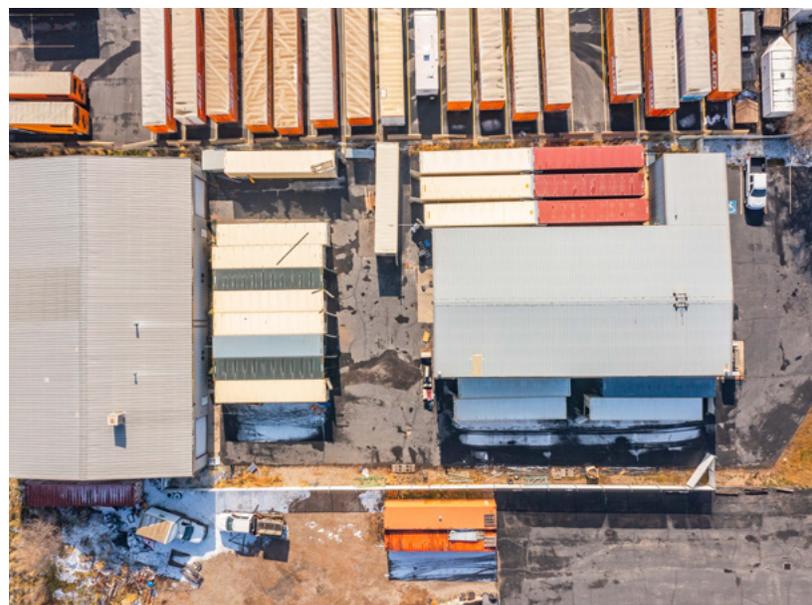
12/1/2025 – 11/30/2026: \$12,603.49/MONTH NNN
12/1/2026 – 11/30/2027: \$12,981.60/MONTH NNN
12/1/2027 – 11/30/2028: \$13,371.04/MONTH NNN



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