

INDUSTRIAL FOR SALE

# 632 Gladiola Street

Salt Lake City, UT 84104



5.18 AC INDUSTRIAL AVAILABLE

Colliers

6440 S. Millrock Drive | Salt Lake City, UT 84121 | [colliers.com/saltlakecity](https://colliers.com/saltlakecity)

# Industrial For Sale

632 GLADIOLA ST. | SALT LAKE CITY, UT

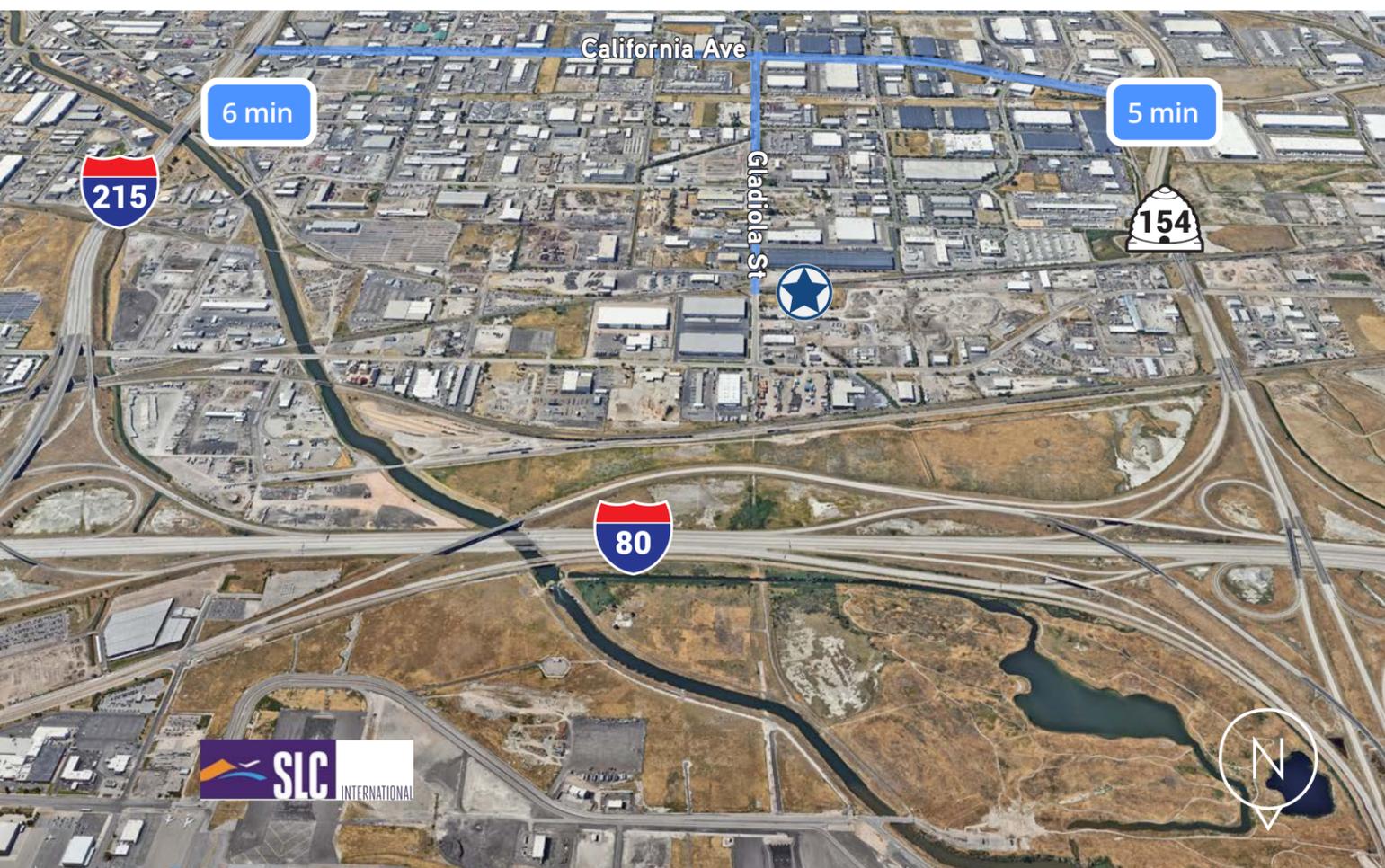
## FOR SALE

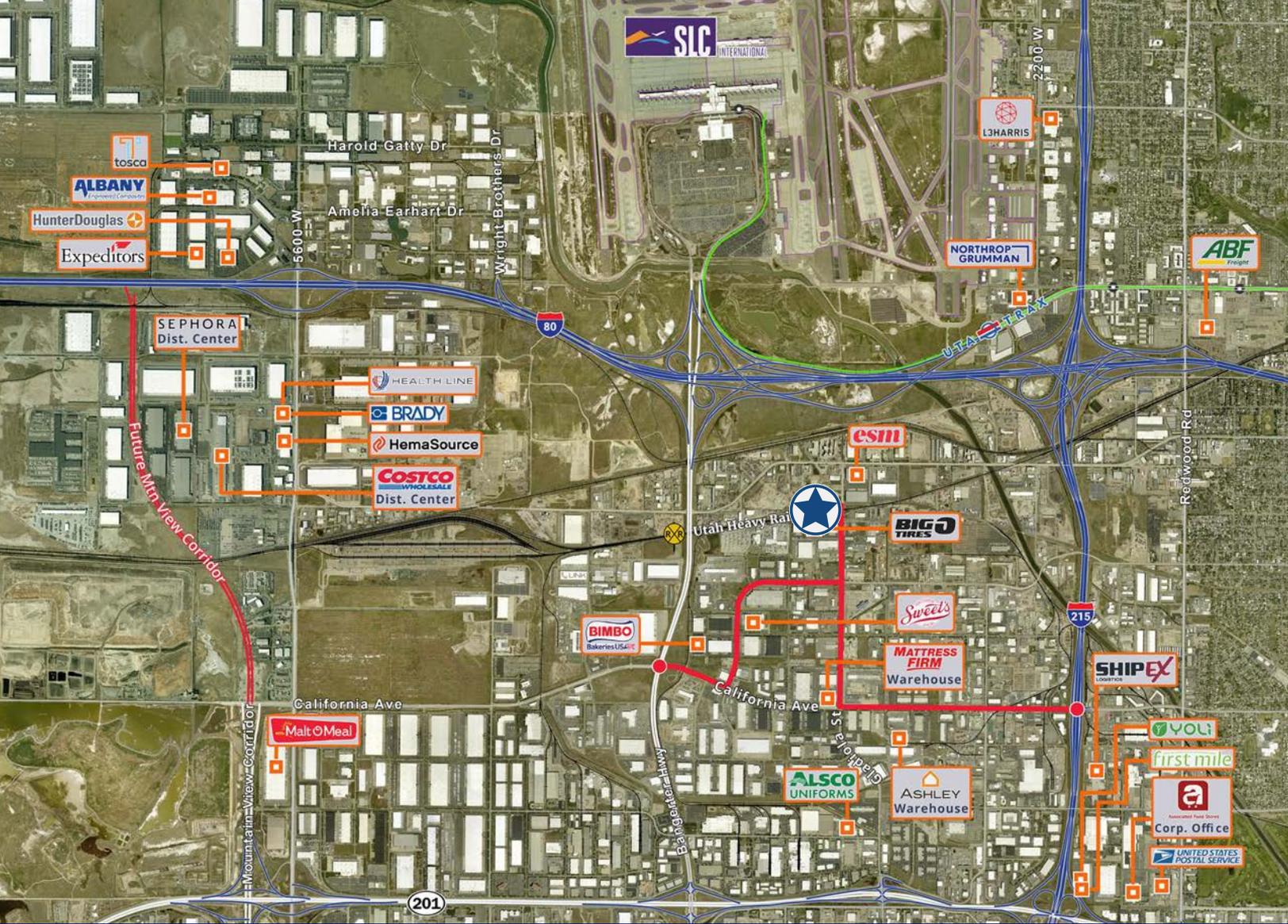
### PROPERTY HIGHLIGHTS

- 5.18 AC
- 3,840 SF existing building
- Fenced yard
- Utilities on site
- Heavy power
- M-2 Zoning (Heavy Manufacturing)
- Potential rail spur

### SUPERIOR ACCESS

- Located in a high-demand industrial corridor adjacent to large Class A industrial centers
- Close proximity to I-215, Bangerter Hwy, I-80 and I-15
- Less than 10 minutes to Salt Lake City International Airport
- Less than 15 minutes to Downtown Salt Lake City





## DEMOGRAPHICS - 3 MILE RADIUS



2025 Population  
**34,319**



2030 Projected Pop  
**35,881**



Households  
**11,579**



Med Household Income  
**\$68,312**



Avg Household Income  
**\$85,360**



Median Age  
**31.9**

**Rusty Bollow, SIOR, CCIM, MRED**  
Executive Vice President  
+1 801 633 4800  
rusty.bollow@colliers.com

**Bobby Stevens, SIOR**  
Senior Vice President  
+1 801 696 9617  
bobby.stevens@colliers.com

**Ethan Wallace**  
Associate  
+1 901 497 0790  
ethan.wallace@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026 All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

**Colliers**  
6440 S. Millrock Dr., Suite 500  
Salt Lake City, UT 84121  
Main: +1 801 947 8300  
colliers.com

