

FOR LEASE

\$0.72 PSF NNN
with \$0.31 PSF CAM's



3571 South 300 West
South Salt Lake
UT, 84115

STANDALONE INDUSTRIAL SPACE
33,240 SF with 0.2 acres Outdoor Storage

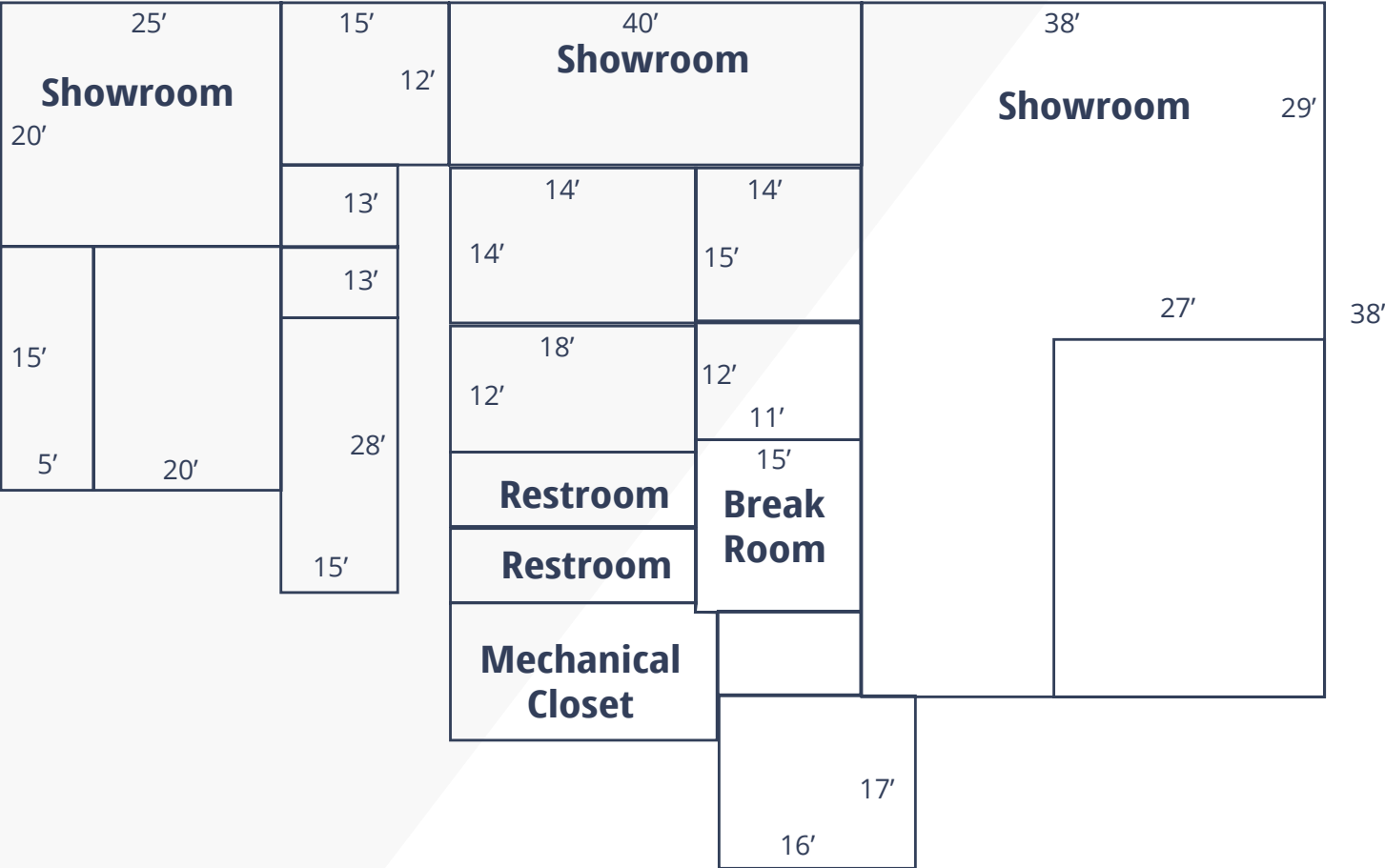


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Floor Plan and Photos



- **Stand alone 33,240 SF building**
 - Office: 1,629 SF
 - Showroom: 3,026 SF
 - Warehouse: 28,585 SF
- Skylights throughout warehouse
- Five (5) warehouse swamp coolers
- Fire Suppression: Wet system
- Four (4) 8'x10' loading dock doors
- One (1) 12'x10' ramped grade level door
- 0.2 acre yard space with 1,000 SF metal shed
- New LED lighting throughout office and warehouse
- Clear Height 12' - 13'
- Power: 800 Amps, 120/208 Volt, 3-phase; can also provide 3-phase 480 Volt 400 Amps
- 10 dedicated parking stalls in front of the building with ample parking in the rear





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