

FOR LEASE

OFFICE / WAREHOUSE

**2233 South 300 East, South Salt Lake
Unit C
APPOINTMENT ONLY**



26,285 Sq. Ft.±

\$.70/sq. ft./mo. NNN

\$.18/sq. ft./mo. CAM

- 1,600 sq. ft.± front office on 300 East
- Shipping/ Receiving area from 400 East
- Covered loading dock
- 3 dock high doors w/ dock levelers
- 1.1 miles to I-80 via 2100 S. and State St.
- 1.5 miles to 1-15 via 2100 S.
- 14' clear, LED lighting, cooling in warehouse
- Lease term negotiable.
- Ample truck maneuvering area & employee parking from 400 East access.
- Utilities, lot maintenance, property taxes, hazard ins are in initial estimated CAM fee.
- 80'x200' area at loading docks 400 East



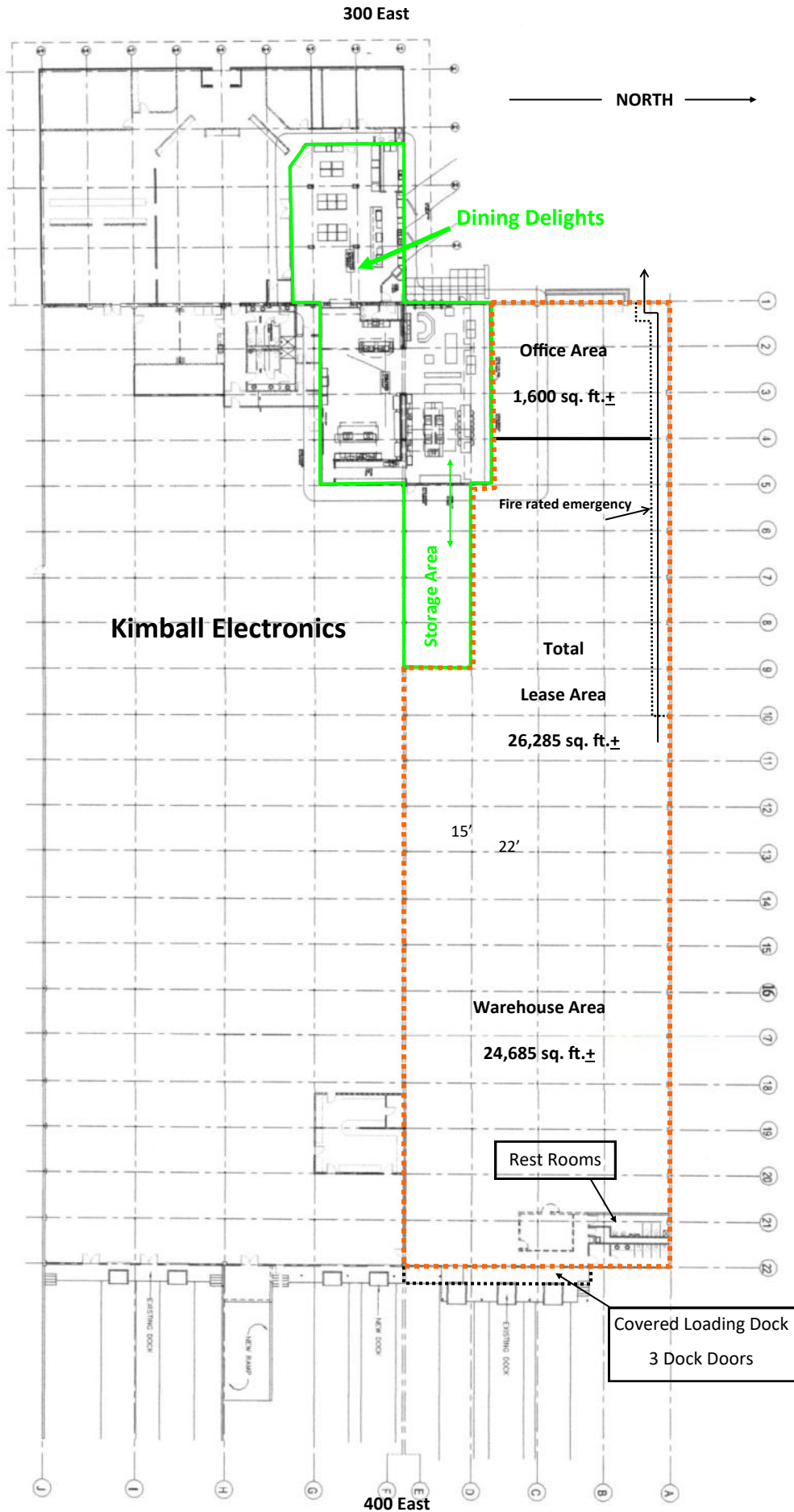
450 E. Burton Lane
Kaysville, Utah 84037
Phone: (801) 521-8181

For more information contact:

**Jeff McComas (801) 573-6271
jeff@slicom.net**

This statement with the information it contains is given with the understanding that all negotiations relating to purchase or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been obtained from sources deemed reliable.

Sugar House S-Line Trolley



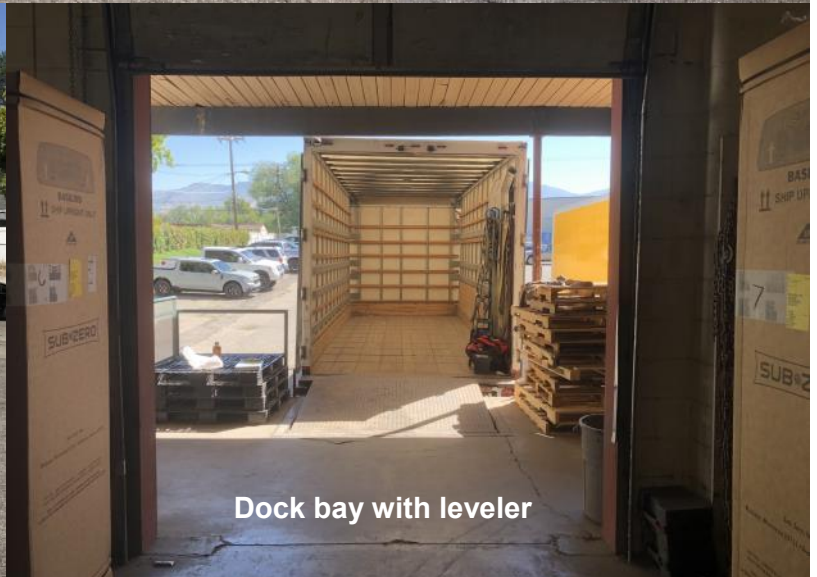
Office & Warehouse Facility 2233 South 300 to 400 East
South Salt Lake, UT



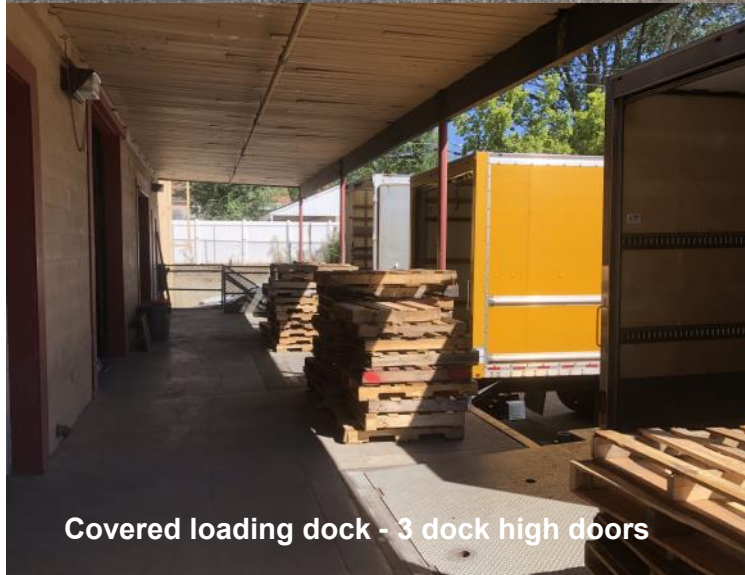
Truck maneuver area and vehicle parking access from 400 East



Truck dock accessed from 400 East



Dock bay with leveler



Covered loading dock - 3 dock high doors



Shipping & receiving area view from 400 East

2233 South 300 East
Showing
400 East shipping &
Receiving area



2233 S. 300 E. Office Warehouse Distribution Space

South Salt Lake

