



Office Warehouse For Lease

# Gladiola St Industrial

1550 South Gladiola St,  
Salt Lake City, UT 84104

Lease Rate:

**\$1.15**/SF NNN

- Total Building Size: 56,519 SF
- Divisible to Two (2) Units-28,255 SF each
- Completed and ready to occupy

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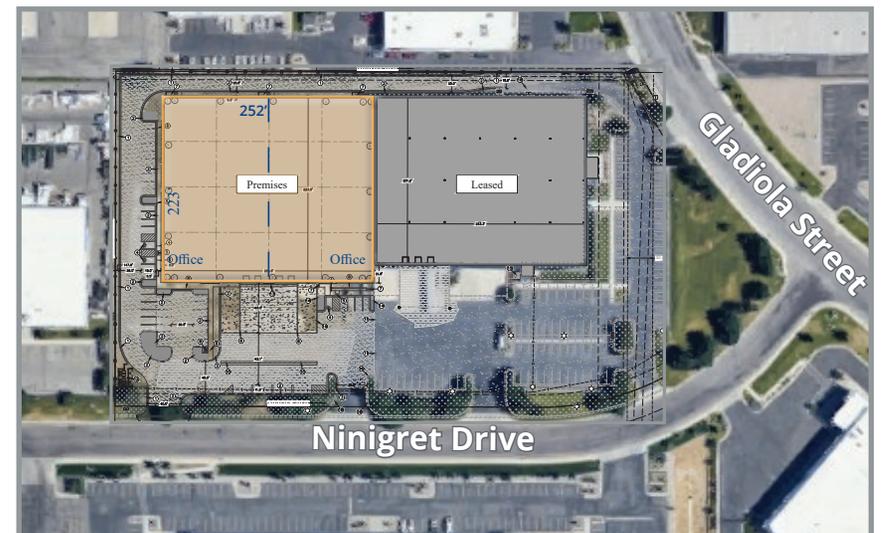
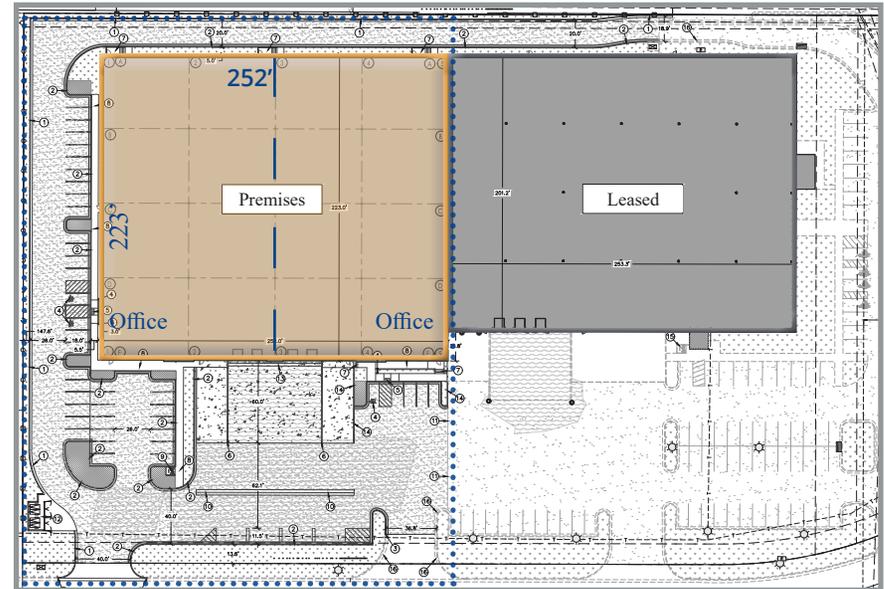




## Property Information

|                    |  |
|--------------------|--|
| Building Size:     | 56,519 SF                                |
| Available:         | 28,255 SF to 56,519 SF                   |
| Clear Height:      | 28'                                      |
| Dock High Doors:   | Four (4) dock doors - Dock levelers      |
| Grade Level Doors: | Two (2) grade level doors                |
| Power:             | 3-Phase   400 amps per<br>28,255 SF unit |
| Column Spacing:    | 54' 4" x 63'                             |
| Fire Suppression:  | ESFR Sprinklers                          |
| Parking:           | 43 Stalls                                |
| Zoned:             | M1 - Light Manufacturing                 |
| Condition:         | Shell, ready for tenant improvements     |
| Lease Rate:        | \$1.15 PSF   NNN                         |

## Site Plan



# Site Map



*SR 201 Freeway  
0.80 Miles*



*Interstate 215  
1.4 Miles*



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