

**FOR LEASE**

Owned and Operated by 

# Link M#2

1136 S. 3600 W. Unit 100, Salt Lake City Utah, 84104

## 33,248 SF

**PROCURING BROKER BONUS \$1.00 PSF**  
\*CALL FOR DETAILS



### PROPERTY SUMMARY

**VIRTUAL TOUR**

<b>Premises</b>	33,248 SF Ground Level 3,410 SF Mezzanine (not included in leasable SF) ± 28,186 SF Warehouse ± 6,142 SF Total Office ± 4,490 SF Total Office ± 3,410 SF Main Level Office ± 1,080 SF Mezzanine Office	<b>Clear Height</b>	28'
<b>Loading</b>	Six (6) dock high doors (9'x10') equipped with bumpers, seals, and dock lights. - Five (5) equipped with mechanical pit levelers. One (1) ground level door (12 x 14)	<b>Type</b>	Concrete tilt construction
<b>Power</b>	400 Amps 277/408V 3 Phase	<b>Sprinklered</b>	Wet sprinkler system
		<b>Lighting</b>	Fluorescent and LED
		<b>Access</b>	Excellent Access to Bangerter Highway, I-215, I-15, I-80, & SR-201 Near Salt Lake City's Union Pacific Intermodal Rail Facility
		<b>Cooling</b>	Warehouse space is swamp cooled

### LEASING INFO & CONTACT

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**NEWMARK**  
 **MOUNTAIN WEST**

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No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.





