

Industrial For Sale or Lease

1605 West 2100 South
Salt Lake City, UT 84115



Central Location, Two Minutes from I-15, I-215 and I-80



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Property Features

Building Size: 29,160 SF

- 10,043 SF available for lease
- 1,600 SF stacked office
- 8,443 SF warehouse
- 2 tenants currently in place totaling approximately 19,117 SF
- 14.5' Clear height
- Excellent access via 2100 South & Redwood Road
- Highway 201 frontage & monument signage
- Power: 600Amp/480V
- Evaporative coolers and A/C in warehouse
- 1 (10'X12') grade level door
- (2) covered dock doors



Tenant Overviews

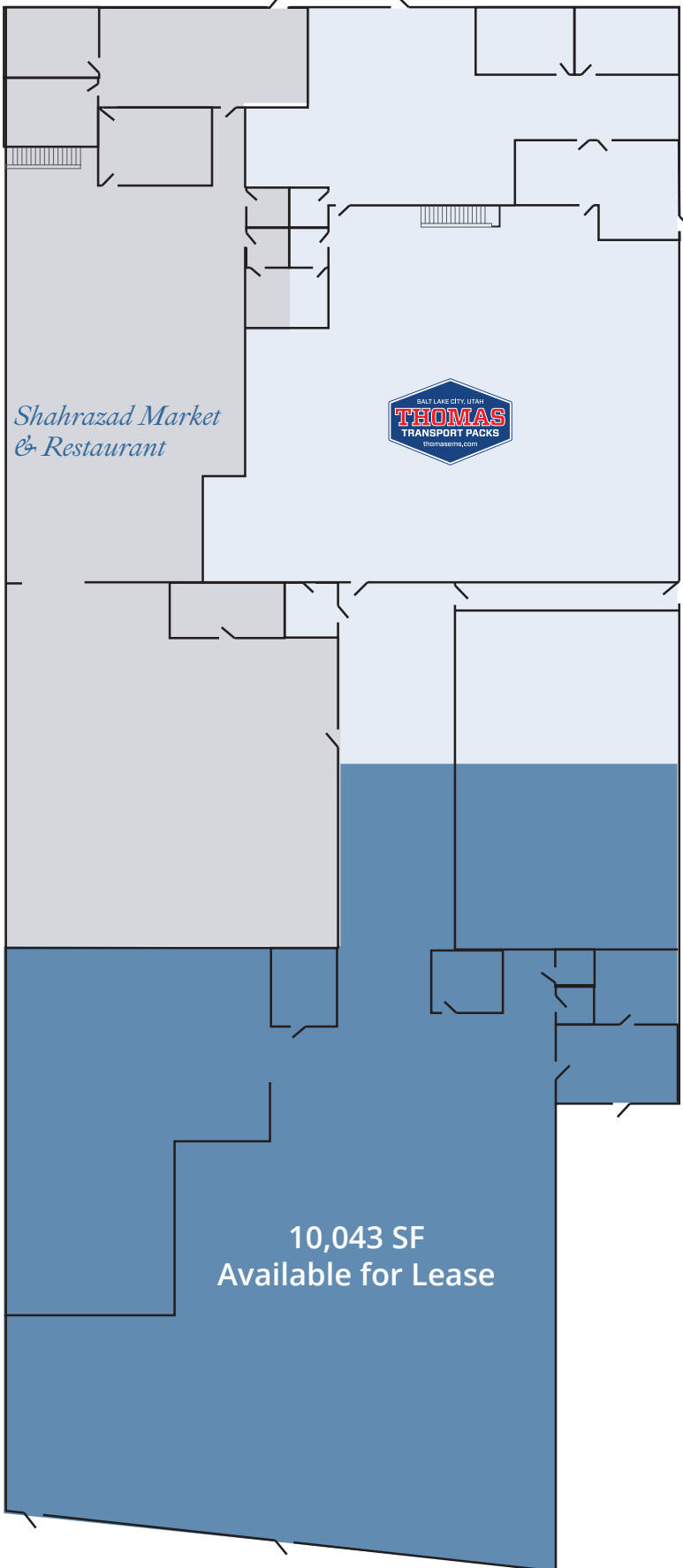
Shahrazad Market & Restaurant

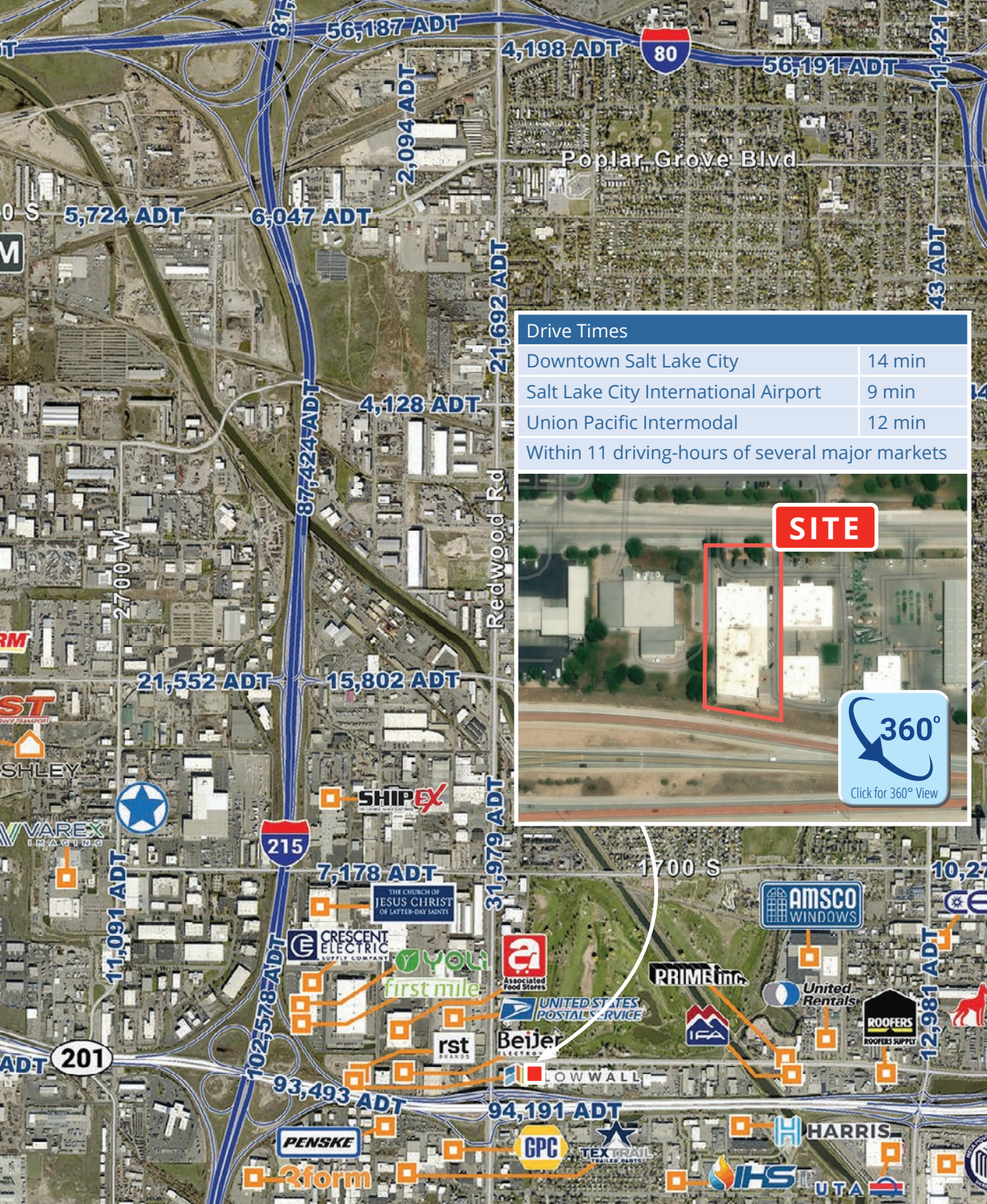
Leased Space	10,122 SF
Lease Expiration	12/31/2028
Monthly Rent	\$7,861 + operating expenses
Annual Rent Increases	3%



Leased Space	6,435 SF
Lease Expiration	3/31/2030
Monthly Rent	\$6,905 + operating expenses
Annual Rent Increases	5%

Floor Plan





Drive Times	
Downtown Salt Lake City	14 min
Salt Lake City International Airport	9 min
Union Pacific Intermodal	12 min
Within 11 driving-hours of several major markets	



Demographics
3-Mile Radius



Population

154,438



2029 Projected Population

161,725



Average Household Income

\$101,194



Median Household Income

\$75,492



Median Age

34.0

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