

CENTRAL VALLEY IOS

3513 South 500 West | South Salt Lake, UT 84115

I-15 232,000 ADT



FOR LEASE

\$7,000 Monthly NNN

Zoning Code

Property Highlights

- ±1.14 Acres
- Zoning: Flex (Light Industrial)
- Compacted Aggregate Material
- Fully Fenced Site
- Access Off 500 West
- Site Dimensions: ±240' x ±205'
- Quick Access to 33rd South & I-15

- Location: South Salt Lake offers a highly strategic, infill industrial location immediately south of Downtown Salt Lake City with direct access to I-15, I-80, and State Street. The submarket benefits from strong tenant demand, limited new supply, and proximity to major employment centers and transportation infrastructure. These fundamentals continue to support durable occupancy and long-term rent growth.

Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com

 **LEGEND**
COMMERCIAL
801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106



Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com

 **LEGEND**
COMMERCIAL
801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106