

# PINE CANYON BUILDING

1518 North Pine Canyon Road | Tooele, UT 84074



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## FOR SALE

\$2,350,000



Temperature  
Controlled



Grade Level  
Doors



Main Street  
Visibility



Excess Land

## Property Highlights

- Total: 10,954 SF
  - Showroom: 2,909 SF
  - Office: 1,782 SF
  - Warehouse: 6,263 SF
  - Mezzanine (Not Included in SF): 2,909 SF
- Clear Height: 21'
- Three (3) 12'x14' Grade Level Doors
- Clear Span Building
- Power: 400 Amp | 208V | 3-Phase | 4 Wire
- Gas Forced Heat
- HVAC in Warehouse
- LED Lighting
- Paint Booth
- Power Drops Throughout Warehouse
- Compressed Airlines Throughout Warehouse
- Break Room
- 4 Offices
- Conference Area
- Storage/IT Room
- 3 Restrooms
- Security Cameras
- 24 parking Stalls
- Construction Type:
- Year Built: 2020
- Acreage: 1.97 Acres
- Zoning: (GC) General Commercial
- Access: Quick Access off of Main Street
- Location: Tooele City is About 35 Miles Southwest of Downtown Salt Lake City and 30 Miles to SLC International via I-80/ SR-36, Offering Quick Regional Access and a Pro-Business Climate. With 41,000 Residents and Ongoing UDOT Upgrades to SR-36/I-80 Improving Mobility, The Market Draws Workforce and Customers From Both Tooele and Salt Lake Counties.

### Contact

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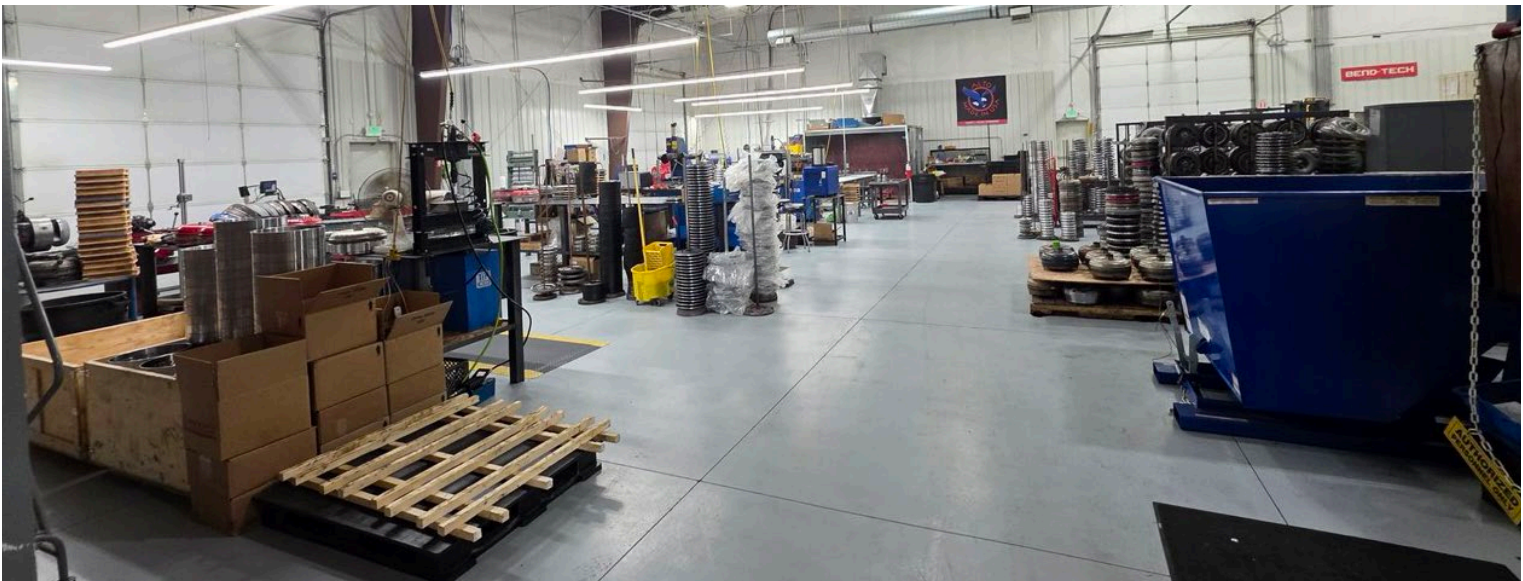
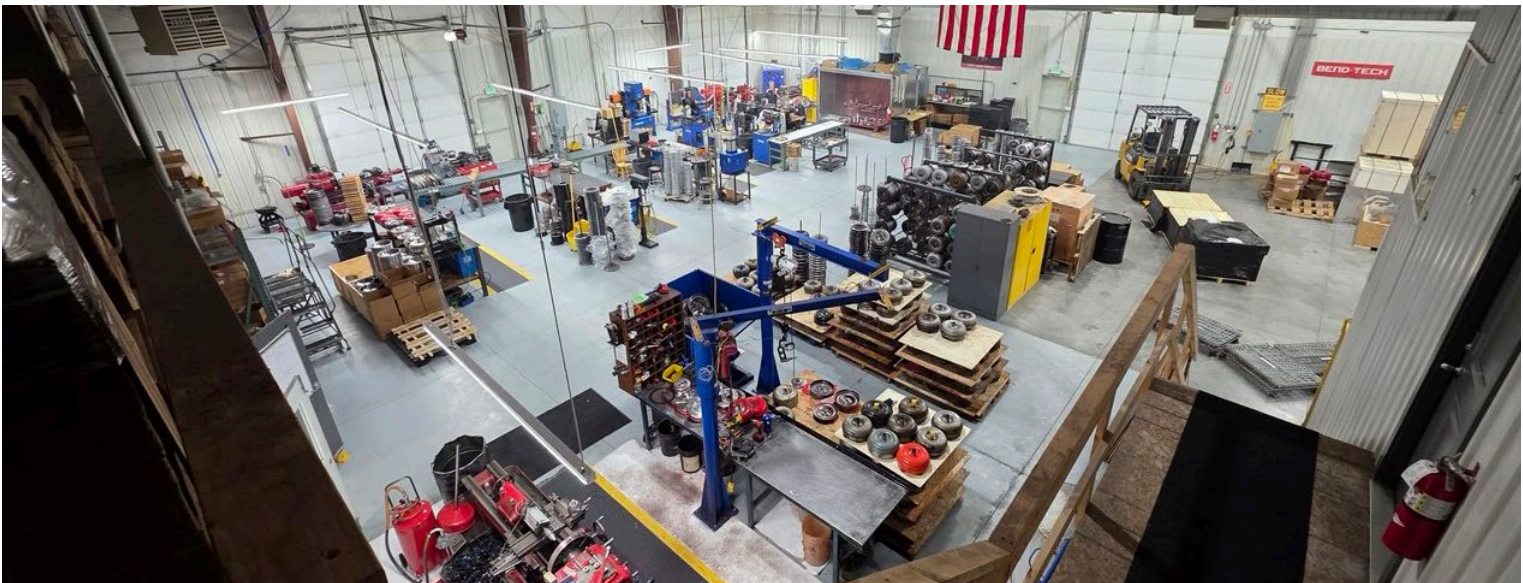


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## Permitted Uses

- Accessory Building
- Amusement Facility
- Bed and Breakfast Inn (located in an existing structure)
- Business Office
- Business Office (located within an existing structure)
- Conference Center
- Convenience Store, without Gasoline Sales
- Convenience Store, with Gasoline Sales
- Cultural activities and uses
- Day-Care/Pre-School Center
- Fast Food Restaurant
- Financial Services
- Funeral Home/Mortuary
- Garden Center
- Hardware and Garden Supply Store
- Health Care Provider
- Health Care Provider (located within an existing structure)
- Health Club
- Hotel
- Laundromat
- Medical Cannabis Pharmacy
- Motel
- Nursing Home, Convalescent Care Facility
- Open Space Areas, Trails
- Personal Services
- Professional Office
- Professional Office (located within an existing structure)
- Reception Center
- Reception Center (located within an existing structure)
- Recreational Facility (Indoor)
- Repair Shop (household and personal goods with no outside storage)
- Research Facility
- Restaurant
- Retail Sales Accessory to an Allowed Use
- Retail Store (located within an existing structure)
- Retail Store (Total maximum 3,000 square footage)
- Retail Store or Commercial Center (Minimum 120,000 building square foot and planned and phased by approval of a Master Development Site Plan)
- Temporary Construction Office
- Temporary Seasonal Use
- Theater (Indoor)
- Veterinary Clinic/Animal Hospital Operating
- Entirely Within an Enclosed Building



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