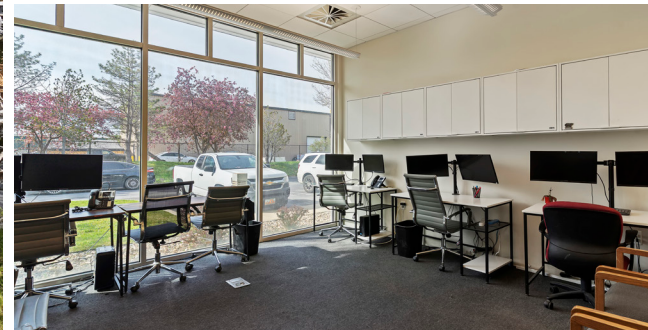


FOR SALE // INDUSTRIAL / OFFICE

825 S Gladiola Street

Salt Lake City, UT 84104



PROPERTY DESCRIPTION

Rare opportunity to acquire an M-2 zoned industrial property offering versatility and functionality on 3.45 fully fenced and gated acres. The 8,590 sq ft building features an upgraded, well-appointed office buildout with a professional reception area, private offices, conference room, and employee break room, all designed to support efficient day-to-day operations. The warehouse includes loading docks and is fully refrigerated with insulated wall panels, making it ideal for cold storage, food production, or distribution. Expansive yard area provides ample space for equipment storage, fleet parking, and operational flexibility. Well-suited for both owner-users and investors seeking a secure, high-utility industrial property.

OFFERING HIGHLIGHTS

- › M-2 zoned industrial property with flexible use potential
- › 3.45 acres, fully fenced and gated
- › 8,590 sq ft building with functional layout
- › ±2,580 sq ft upgraded office with reception, offices, and conference room
- › Refrigerated warehouse with insulated panels for cold storage or production
- › Loading docks for efficient operations
- › 3-phase power for industrial use
- › Large yard for equipment storage, fleet parking, and expansion

DEMOGRAPHICS

	0 – 1 Miles	1 – 3 Miles	3 – 5 Miles
Population			
Est. Total (2025)	76	39,878	155,159
Projected (2030)	82	41,367	164,053
Households			
Est. Total (2025)	3	13,249	62,678
Projected (2030)	3	14,346	69,211
Household Income			
Median Income (2025)	\$87,500	\$68,228	\$75,710
Avg. Income (2025)	\$120,956	\$84,490	\$97,388

Source: ESRI forecasts for 2025 and 2030.



Jim Barber

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Laura Greenhough

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Offered at \$6,000,000

MLS# 2147255



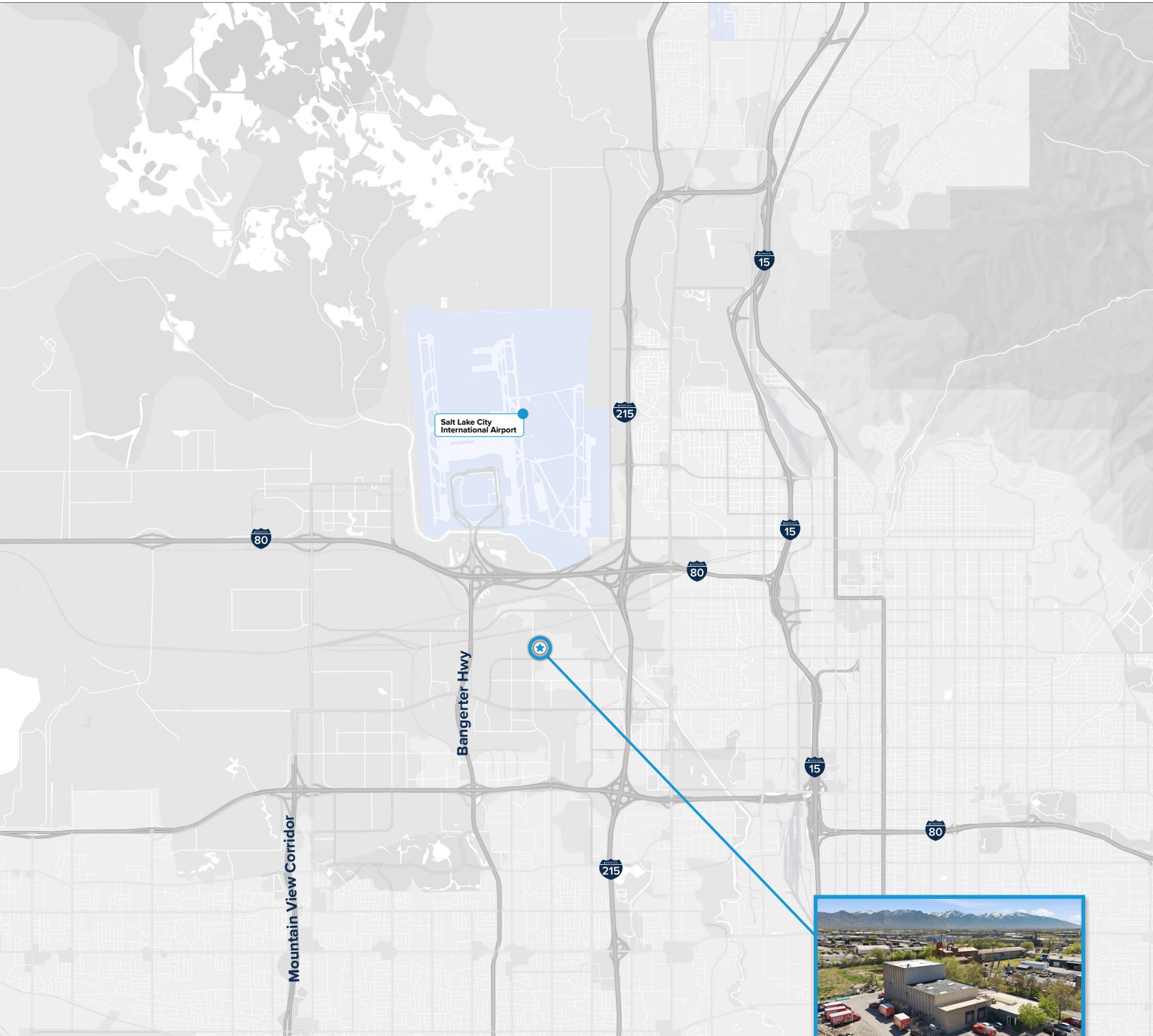
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LOCATION



801.979.1205 // 1240 E 2100 S, Suite 600, Salt Lake City, UT 84106

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