



FOR
LEASE

3214 S 300 W
So Salt Lake, UT 84115

- Multiple Warehouse Spaces With Varying Ceiling Heights
- Remodeling Options Available

±8,449 SF | INDUSTRIAL

Property Specs

LEASED PRICE	\$8,000 MG
TOTAL SF	± 8,449 SF
ACRES	± 0.32 Acres
YEAR BUILT	1949, 2000
TYPE	Industrial Office/Retail Warehouse
ZONING	Industrial Mixed (203)

- Multiple warehouse spaces with varying ceiling heights
- Remodeling options available
- Multiple garage door access points
- **Bulk Deal** offer with the neighboring Warehouse and a combined Office/Showroom will have a reduced lease rate. The combined space is 13,249 SF, with an asking lease rate of \$13,000 MG.

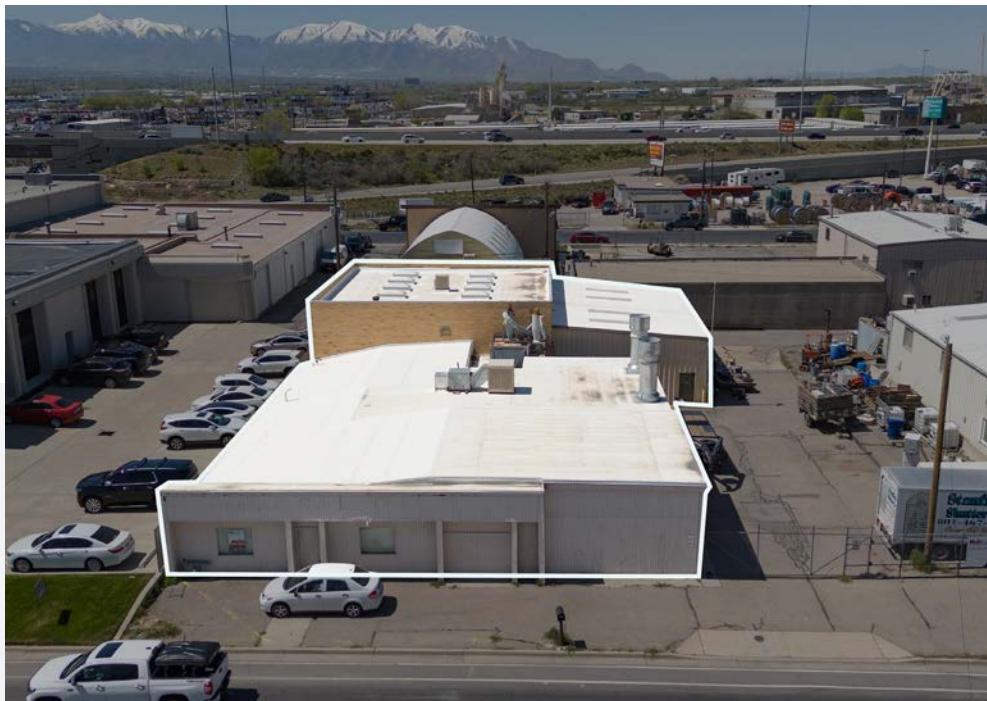
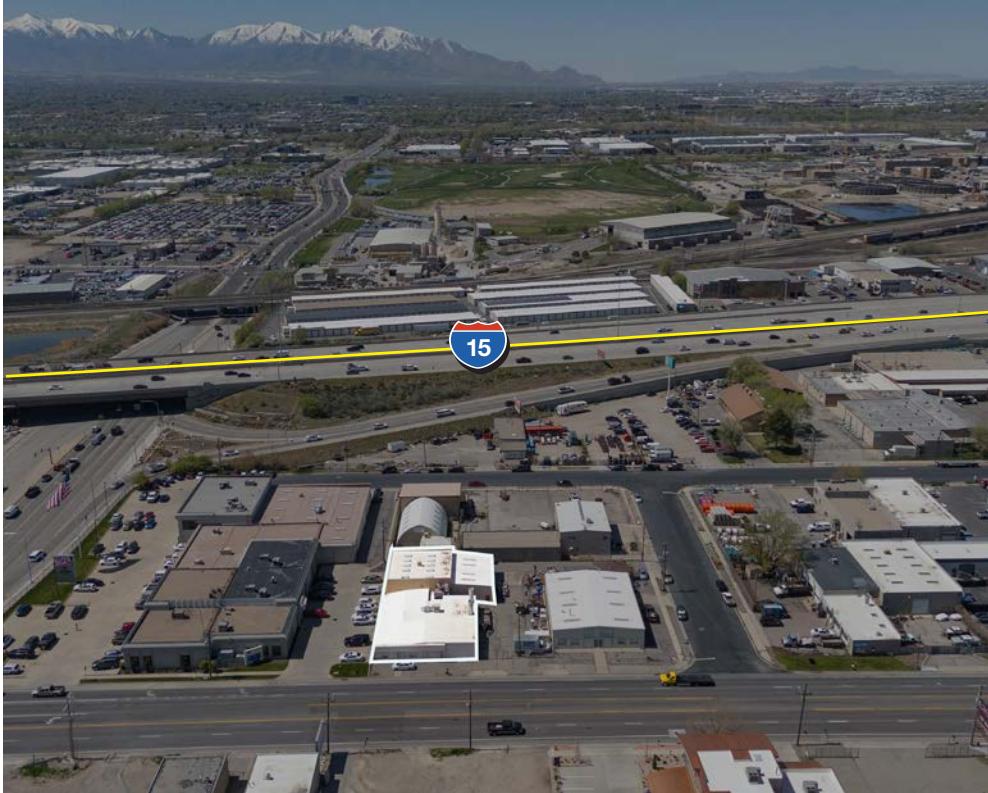


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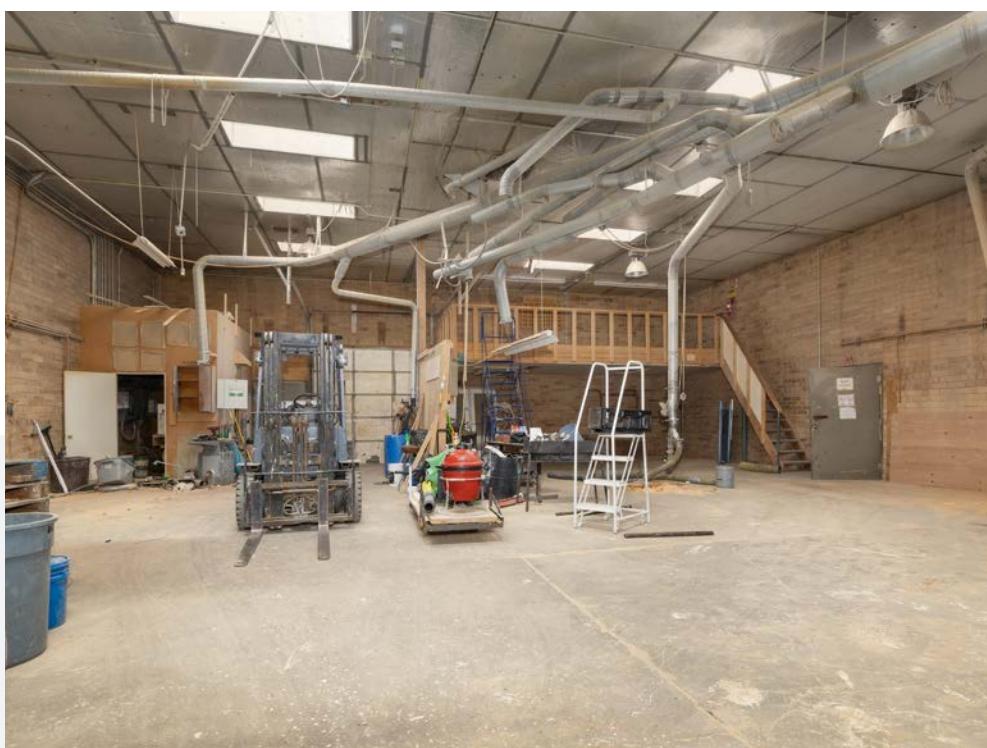
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PHOTOS



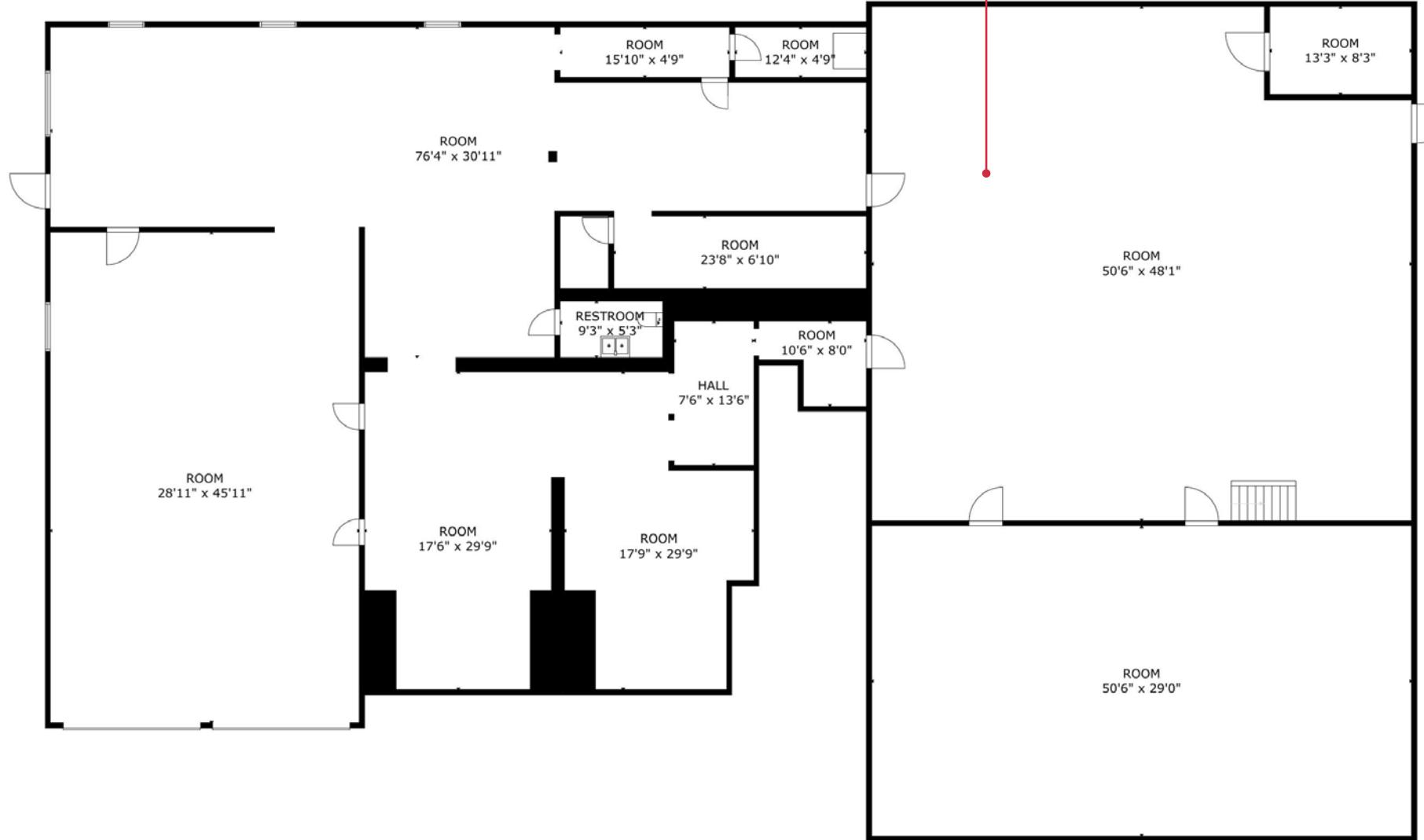
PHOTOS



PHOTOS



Floor Plan



CLICK HERE
FOR A 3D TOUR

AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

DEMOGRAPHICS



POPULATION	1-mile	3-mile	5-mile
2024 Population	10,956	150,028	404,254
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	4,098	61,940	162,611
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$87,833	\$95,596	\$112,832

Traffic Counts

STREET

S 300 W

I-15 Freeway

AADT

46,432

238,950

Cities Nearby

Las Vegas, Nevada

416 miles

Denver, Colorado

518 miles

Phoenix, Arizona

657 miles

Los Angeles, California

683 miles

San Antonio, Texas

1,308 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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