



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.



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

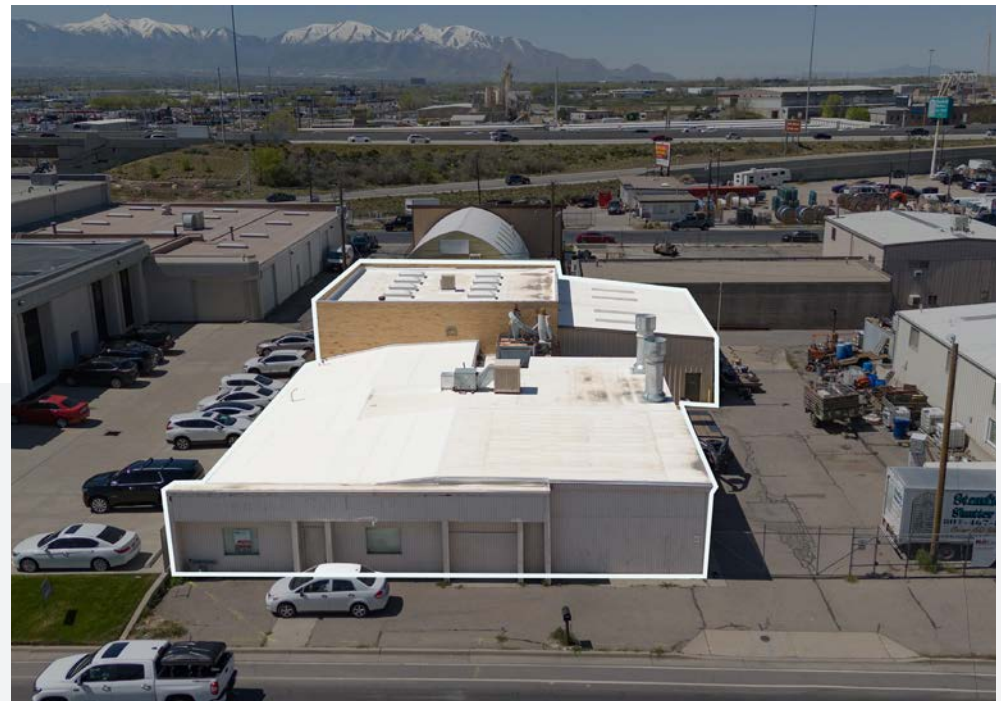
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SUMMARY



PHOTOS





PHOTOS





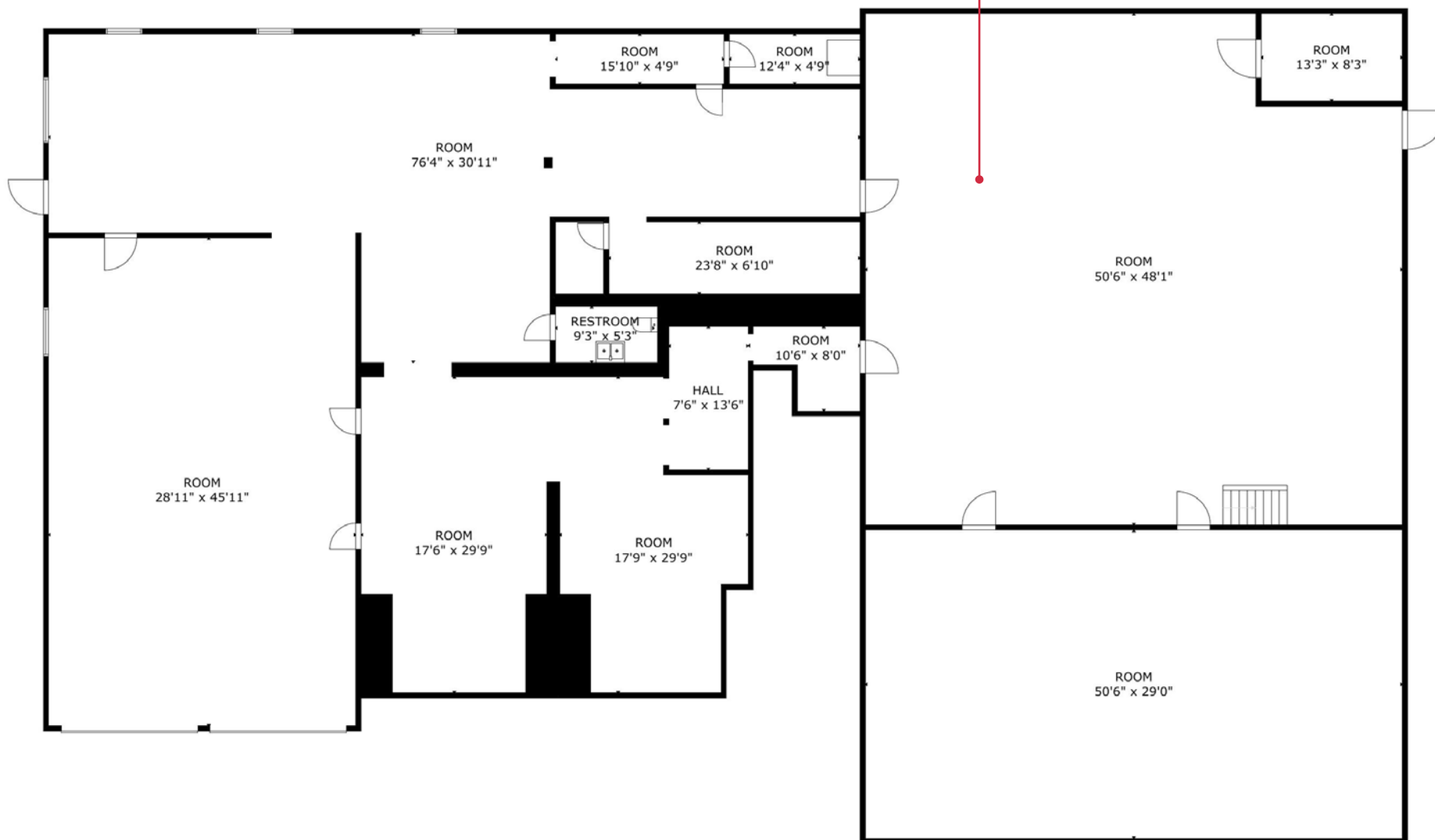
PHOTOS



FLOOR PLAN



CLICK HERE
FOR A 3D TOUR



AREA MAP





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	AADT
S 300 W	46,432
I-15 Freeway	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

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Summary Documents

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