

BUILDING FOR SUBLEASE

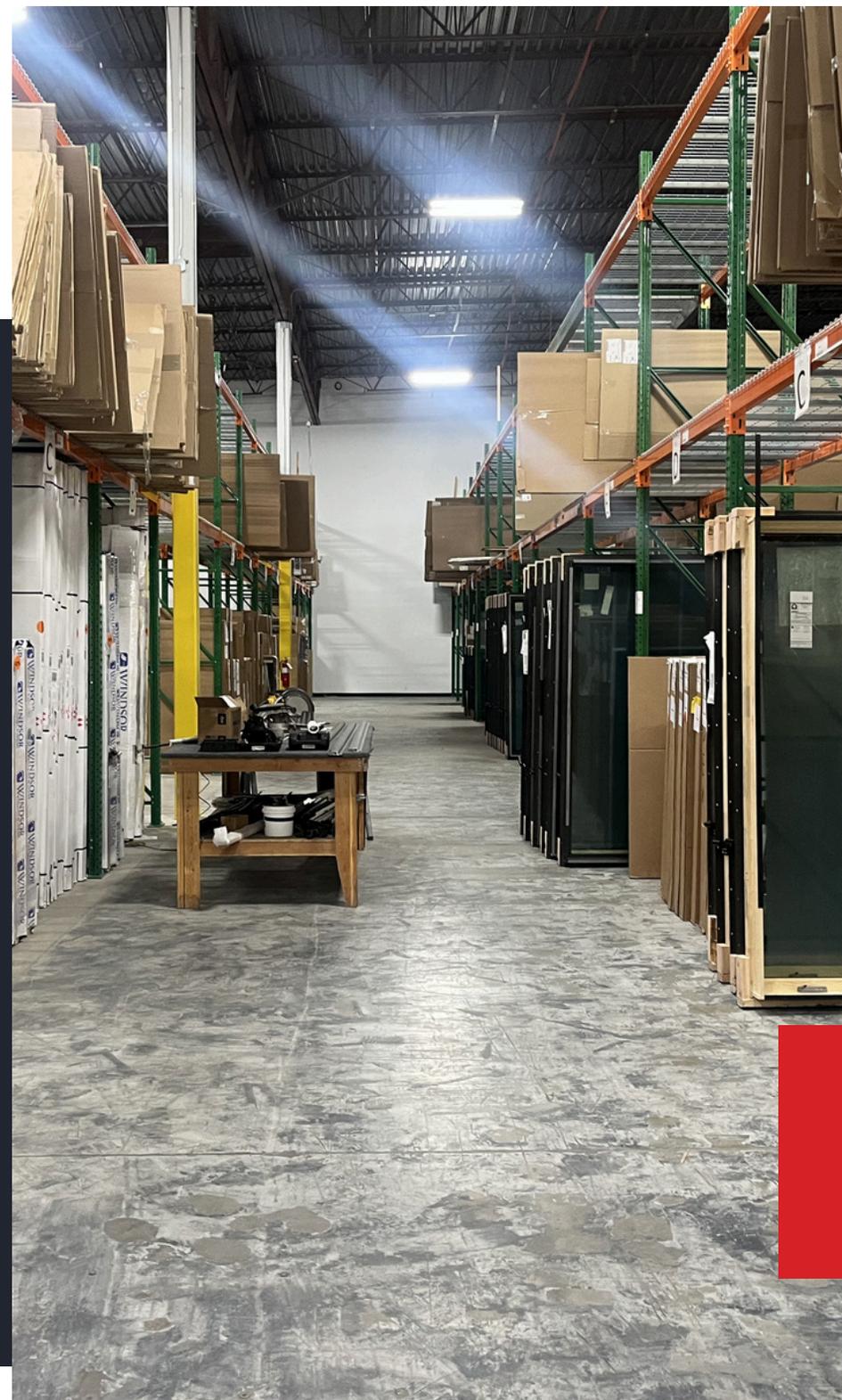
INDUSTRIAL FLEX SUBLEASE WITH FENCED YARD

1855 South Fremont Drive, Salt Lake City, Utah 84104

INDUSTRIAL BUILDING

Welcome to this 40,000 square foot industrial space located in Salt Lake City with immediate access to Interstate 215 and 201, providing excellent connectivity throughout the Salt Lake Valley. The building features 24 foot clear height, a spacious warehouse layout, and a private fenced yard, making it ideal for warehousing, distribution, manufacturing, or logistics operations.

The functional design offers flexible space to accommodate a variety of business needs, while the convenient location ensures easy access for employees, customers, and deliveries. Available as a sublease through January 31, 2029, this property presents a great opportunity for businesses seeking a well located industrial facility.

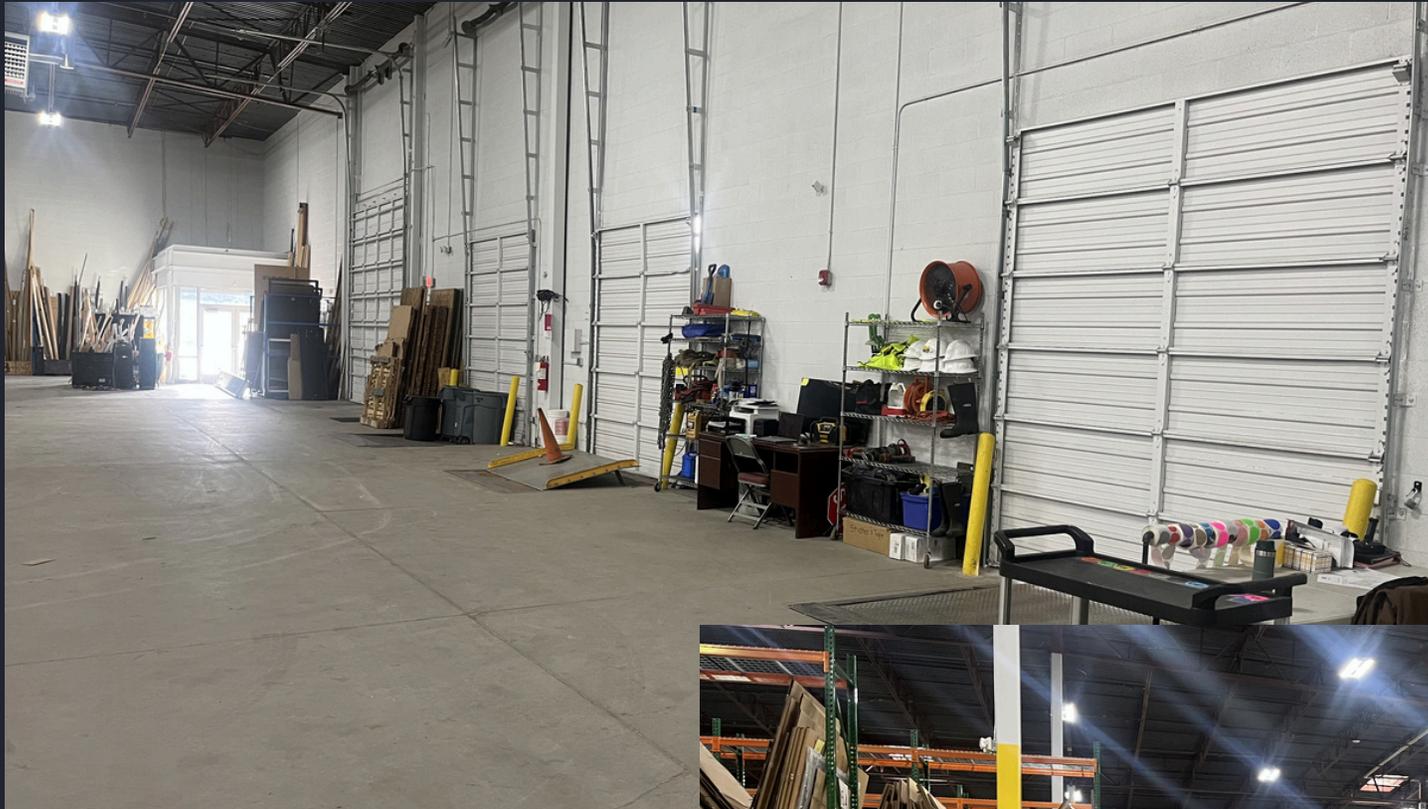


PROPERTY HIGHLIGHTS

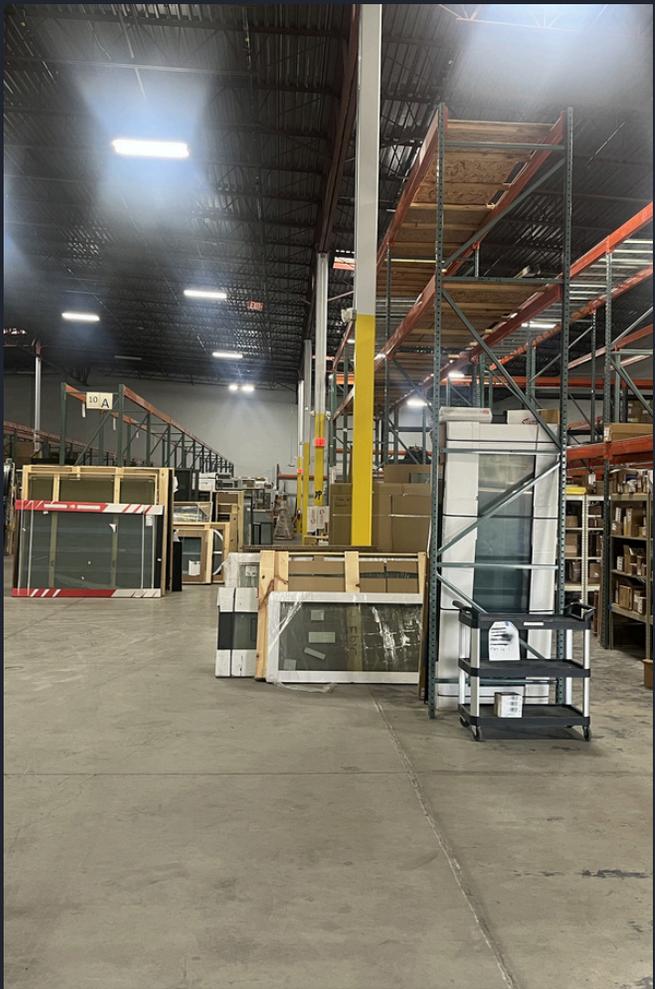


1855 Fremont Drive Sublease

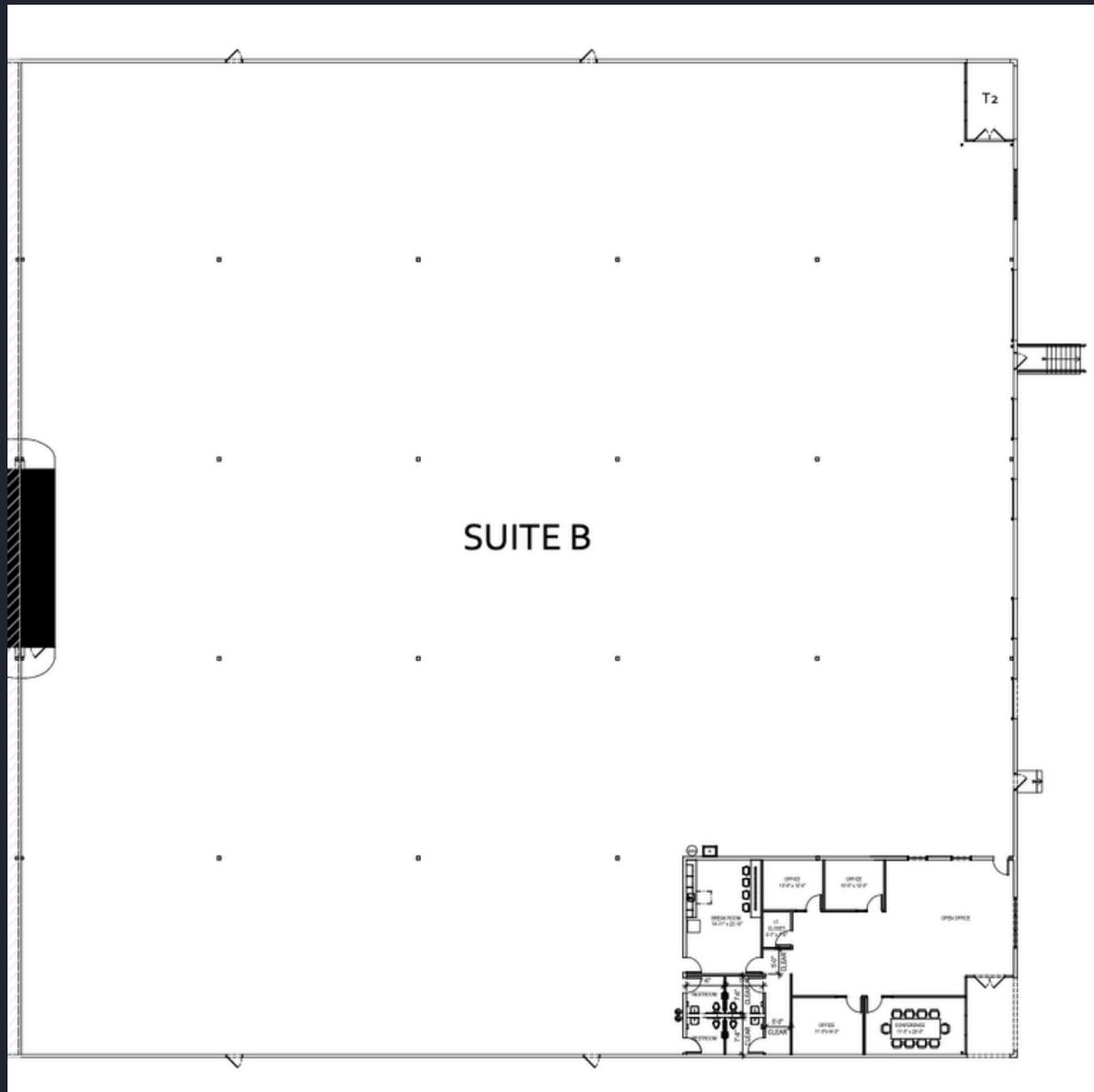
- 40,000 Square Feet
- 2,500 Square Feet Office Space
- Asking Rate - \$0.92 NNN
- 24' Clear Height
- Fenced yard
- 3 Dock Doors
- 1 Bay Door
- 33 Parking Stalls Plus Yard Parking
- 4 Offices
- 4 Bathrooms (warehouse and office)
- Directly Off I-215
- Close to I-15 and 201
- Kitchenette



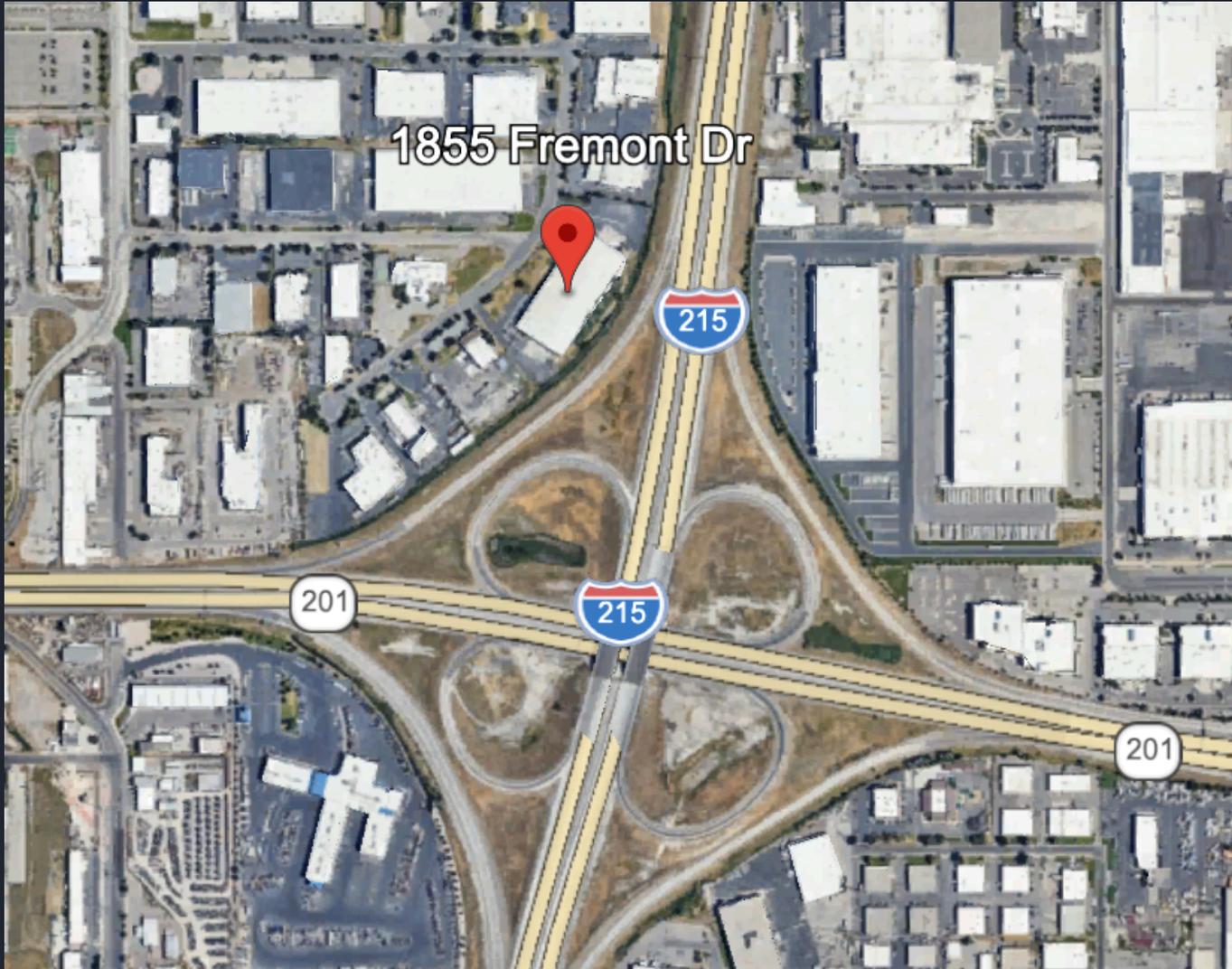




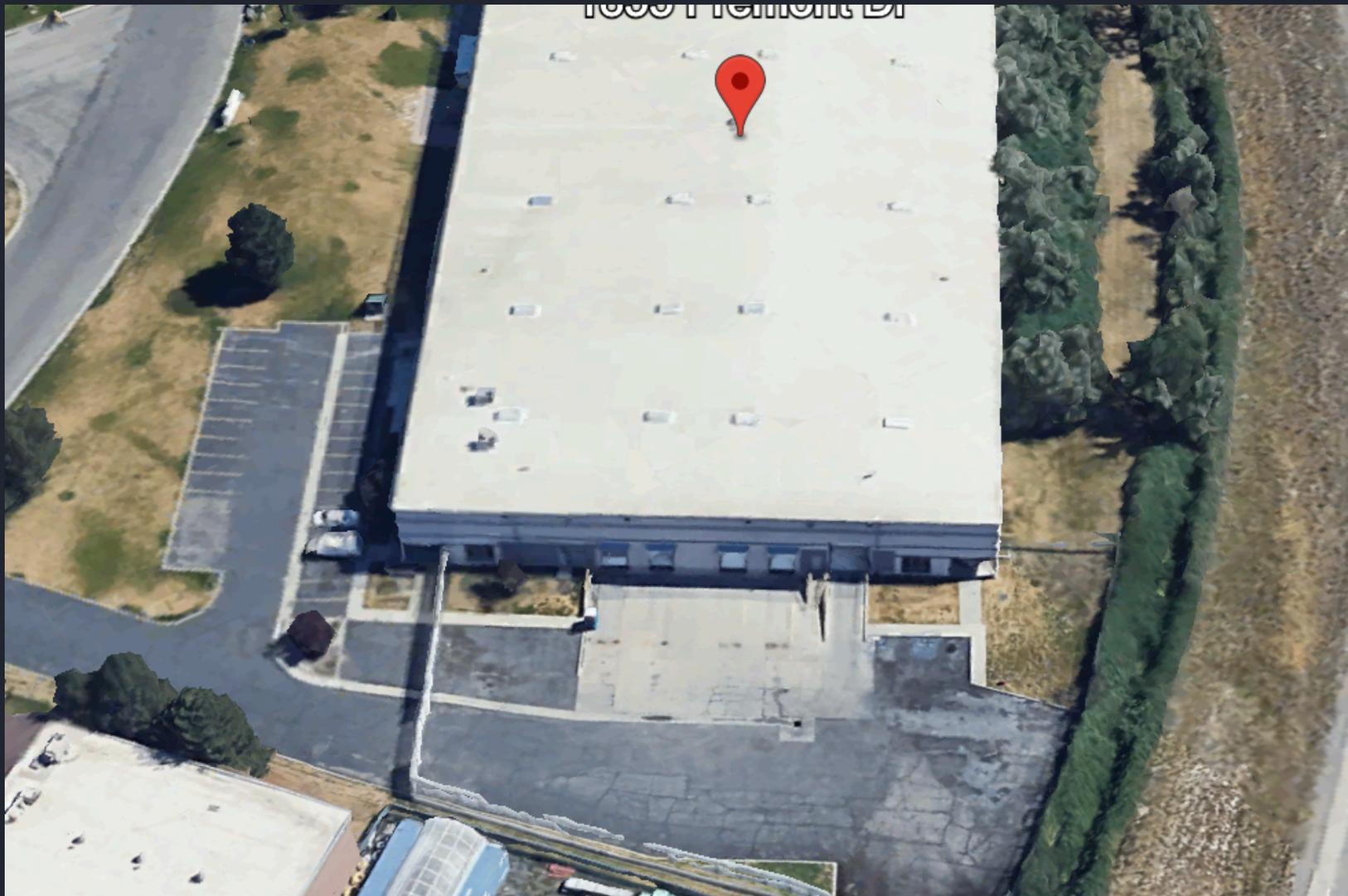
LAYOUT



AERIAL VIEW

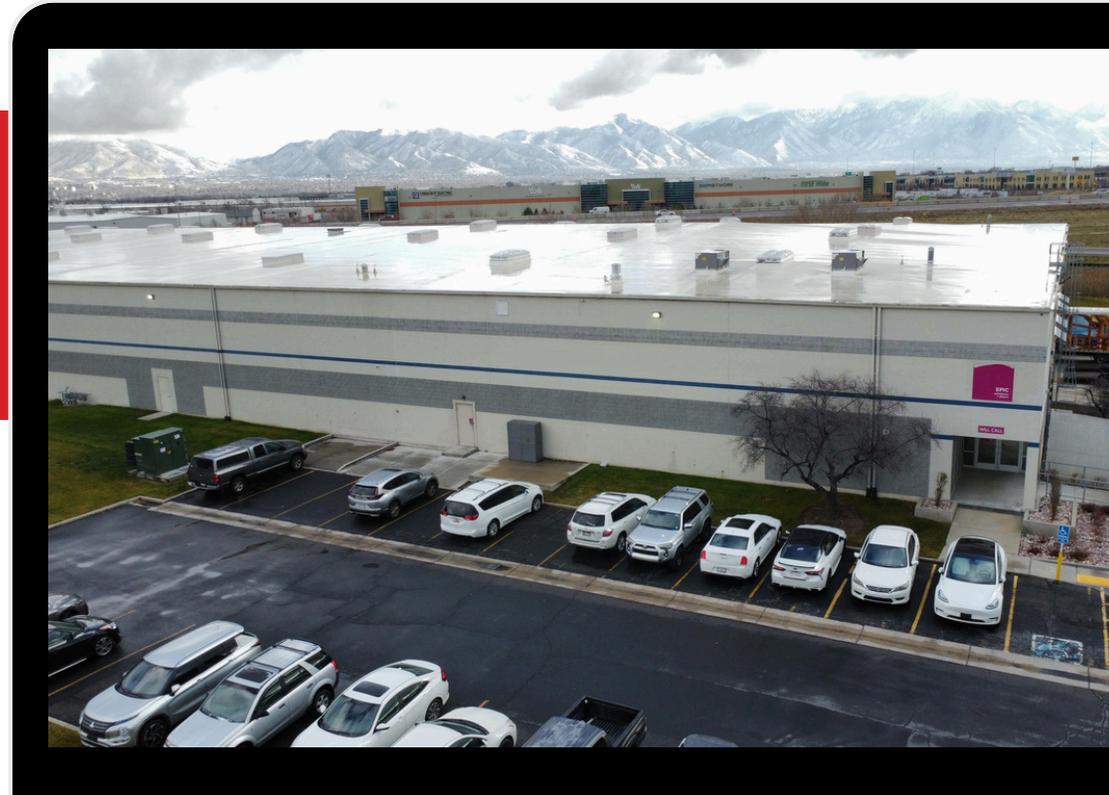


AERIAL VIEW



CONTACT CADEN TODAY FOR A PRIVATE TOUR!

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