



INDUSTRIAL INVESTMENT FOR SALE

SALE PRICE | \$3,100,000 (6.43% CAP RATE)

3065 S. West Temple SOUTH SALT LAKE, UT 84115



NEW LEASE!

Central Location, Less than Five Minutes from I-15 and I-80

Colliers | 6440 S. Millrock Dr., Suite 500 | Salt Lake City, UT | colliers.com

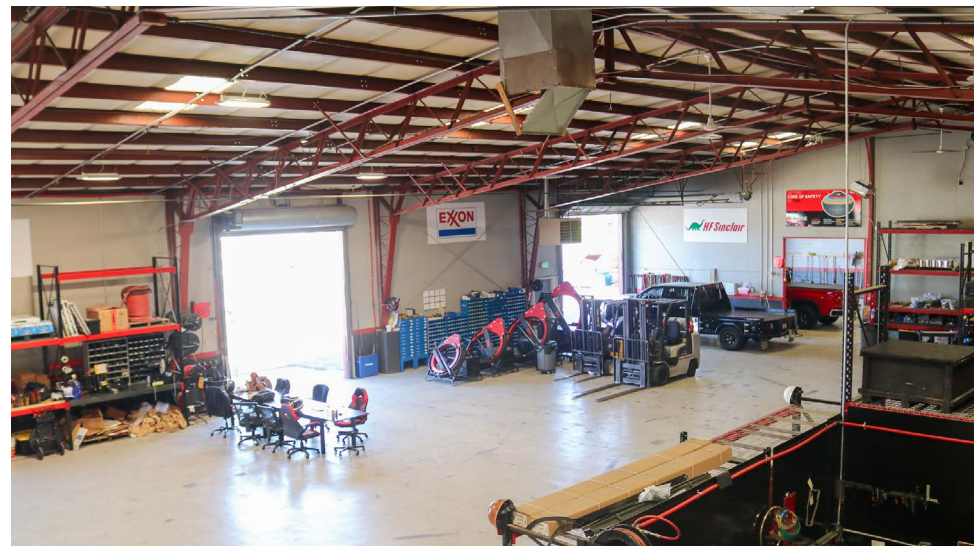


Property Features

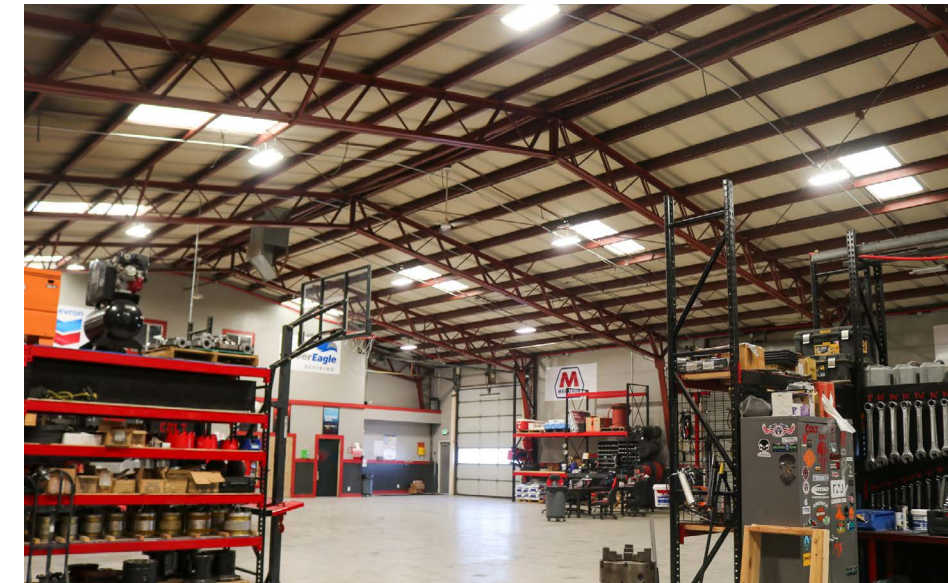
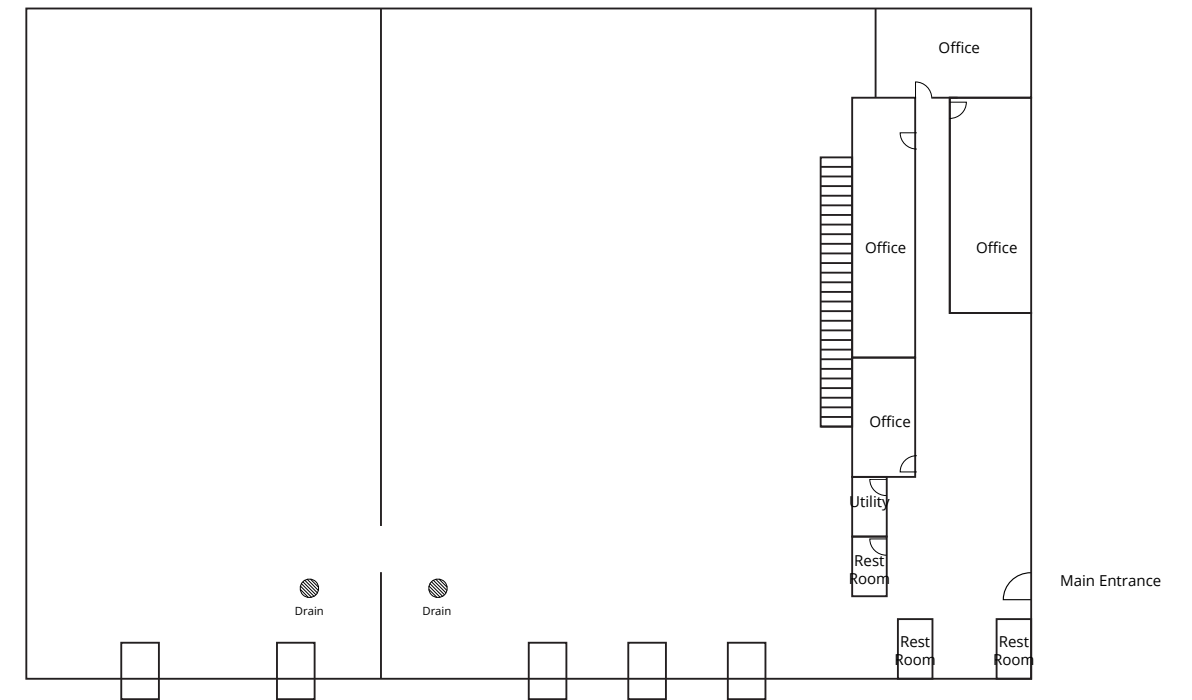
0.67 Acres

14,710 Total SF

- 10,710 SF warehouse
- 2,200 SF office
- 1,800 SF mezzanine office
- 800 Amps, 480 Volt, 3-Phase power
- Five (5) 14' x 14' automatic grade level doors
- CG Zoning (Commercial General)
- Built in 1976, fully renovated in 2024
- Excellent access to I-15 and I-80
- Fully fenced yard
- Prime South Salt Lake location
- Skylights throughout the warehouse



Floor Plan



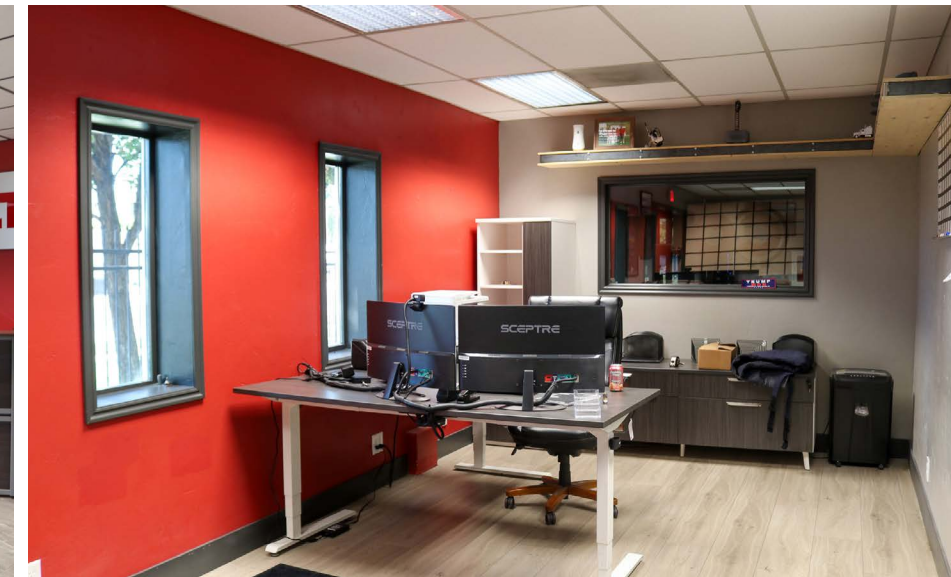
Tenant Overview

Leased Area	14,710 SF
Current Rental Rate	\$16,000 MG (through Sep 2027)
New Rental Rate	\$16,622 NNN (starting Oct 2027)
Rental Escalations	3.5% annually
Lease Commencement	October 1, 2027
Term	60 months
Renewal Options	One (1) option to renew for 5 years at FMV



Colt Industrial Group is a nationally recognized leader in specialty industrial services, with 40+ years of experience and 30+ locations across the U.S. Ranked among the top five in steam and industrial repair, Colt is a creditworthy tenant with a strong financial foundation and a proven growth trajectory.

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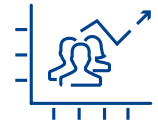


Demographics 3-Mile Radius



Population

154,438



2029 Projected Population

161,725



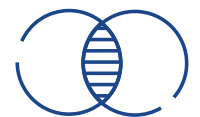
Average Household Income

\$101,194



Median Household Income

\$75,492



Median Age

34.0

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