



OFFERING MEMORANDUM

# SMALL BAY INDUSTRIAL INVESTMENT

1899 S REDWOOD RD,  
SALT LAKE CITY, UT

JONAH HORNSBY, CCIM  
JONAH@ACRESUTAH.COM  
801.580.4945

OWNER  
AGENT

**ALIGN**  
COMPLETE REAL ESTATE SERVICES

ACRESUTAH.COM

# THE OFFERING

Align Real Estate is pleased to present this Industrial Investment opportunity in Salt Lake City's emerging Glendale neighborhood.

Positioned along the Redwood Road with direct access to SR 201 via Redwood Road and 2100 S. Premium connectivity to SLC Airport, Downtown, Sugarhouse, and Park City.

This site is 100% occupied with NNN leases.

PROPERTY ADDRESS	1899 S Redwood Rd, Salt Lake City, UT
SQUARE FEET	39,082
LOT SIZE	2.26 Acres
PARCEL NUMBERS	15-15-400-037-0000
ASKING PRICE	\$8,500,000.00
ZONING	CC (Corridor Commercial)
NOI	\$578,652 Annually



# SITE PLAN



# RENT ROLL

Unit	Tenants	Lease Start	Lease End		Rent Cycle	Rent Start	Rent	Charges	Credits	Total
<b>Rangeball Management, LLC</b>										
A1	Alfonso Gaeta	12/1/2025	11/30/2026	- / -	Monthly	12/1/2025	2,500.00	2,860.00	0.00	2,860.00
A2	Alfonso Gaeta	8/1/2024	7/31/2026	- / -	Monthly	8/1/2024	1,875.00	2,145.00	0.00	2,145.00
A3	Daniel Chávez	9/1/2024	8/31/2026	- / -	Monthly	9/1/2024	2,000.00	2,352.00	0.00	2,352.00
A4, B6, B7, B8, B9	Antonio Cruz	8/1/2024	8/31/2026	- / -	Monthly	8/1/2024	10,875.00	11,658.00	0.00	11,658.00
A5	Bryan Molina	9/1/2025	8/31/2027	- / -	Monthly	9/1/2025	4,208.00	5,000.00	0.00	5,000.00
A6	Gladys Colmenares	6/17/2025	6/30/2026	- / -	Monthly	6/17/2025	2,750.00	3,146.00	0.00	3,146.00
A7, YARD	Dan Sorensen	10/1/2024	9/30/2028	- / -	Monthly	10/1/2024	4,032.50	4,482.50	0.00	4,482.50
A8	Ana Palomar, Dario Palomar	11/20/2025	11/30/2026	- / -	Monthly	11/20/2025	2,750.00	3,146.00	0.00	3,146.00
A9	Juan Diego Guerrero	10/1/2024	9/30/2026	- / -	Monthly	10/1/2024	3,100.00	3,496.00	0.00	3,496.00
B1	Juan Gonzalez	8/1/2024	7/31/2026	- / -	Monthly	8/1/2024	2,250.00	2,646.00	0.00	2,646.00
B2, B3	Abdulkarim Alhasnawy	8/1/2024	7/31/2029	- / -	Monthly	8/1/2024	4,820.40	5,568.40	0.00	5,568.40
B4	Juan Zamora	8/1/2024	8/31/2027	- / -	Monthly	8/1/2024	2,400.00	2,790.00	0.00	2,790.00
B5	Ryan Flores	8/16/2024	8/31/2026	- / -	Monthly	8/16/2024	2,250.00	2,646.00	0.00	2,646.00
B10	Mauricio Molina	9/1/2024	8/31/2029	- / -	Monthly	9/1/2024	2,410.20	2,806.20	0.00	2,806.20
<b>Total for Rangeball Management, LLC</b>							<b>\$48,221.10</b>	<b>\$54,742.10</b>	<b>\$0.00</b>	<b>\$54,742.10</b>

# AERIAL



Surplus Canal

Glendale Golf

Subject Property

Redwood Road

US Postal Service

I-15

I-80

SR 201

2100 South

Unit Type	Square Feet	# of Units
Building A - Unit 1	2,000 SF	1
Building A - Units 1-4	1,600 SF	3
Building A - Unit 5	5,400 SF	1
Building A - Units 6-9	2,200 SF	4
Building B - 1800 SF	1,800 SF	10
<b>TOTAL SQUARE FOOTAGE</b>	<b>39,000 SF</b>	<b>19</b>



## CONTACT

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# ALIGN

COMPLETE REAL ESTATE SERVICES

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