



CROSS DOCK FACILITY FOR LEASE

1032 SOUTH REDWOOD ROAD, SALT LAKE CITY, UT 84104



PROPERTY INFORMATION

- **6,625 Sq. Ft. For Lease**
- **Warehouse & Office: \$1.25 PSF = \$8,281.25**
- **1.5 Acres Yard: \$0.12 PSF = \$7,840.80**
- **NNN: \$0.20**
- **4,388 SF Warehouse (Between 2 Buildings)**
 - Warehouse Bldg 1: 3,500 SF
 - Warehouse Bldg 2: 888 SF
- **Office 2,237 SF w/ Four (4) Private Offices**
 - Office Bldg 1: 1,437 SF
 - Office Bldg 2: 800 SF
- Loading: 20 Dock High Doors
- 2.02 Acres
- 16' Clearance Height
- 100% Fully Fenced & Paved Yard
- Power: 200 Amps/240 Volt, 3 Phase
- Zoning: M1

*Tenant Would Need To Be Bought Out From Lease.
3 Years 8 Months Remaining

CONTACT US

JUSTIN WELCH

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PRINCIPAL BROKER

☎ 801.718.8842

CHRIS LORENZON

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SPECIALIST

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Call Us

801.876.6070





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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this CRES office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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