

FOR LEASE

3260 S Eldredge St S
Salt Lake, UT 84115

- High-visibility location along I-15
- Versatile location for storage, distribution, or operations with easy site access

± 3,500 SF | INDUSTRIAL

NAIExcel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Meeja McAllister
435.627.5710
meeja@naiexcel.com

Property Specs

LEASE PRICE	\$16.20/SF/NNN
CAM RATE	\$450/Mo
TAX RATE	\$385/Mo
TOTAL SF	± 3,500 SF
YEAR BUILT	1971
TYPE	Retail Neighborhood Center

- 3,500 sq ft of versatile space. 0.36 acres with fenced yard for added security.
- Five (5) overhead doors (10' x 10') for seamless loading and unloading
- High-visibility location along I-15 for maximum exposure.
- Ideal for businesses seeking a convenient, accessible, and secure location with plenty of room for operations.



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



PHOTOS

High-visibility location along I-15 for maximum exposure





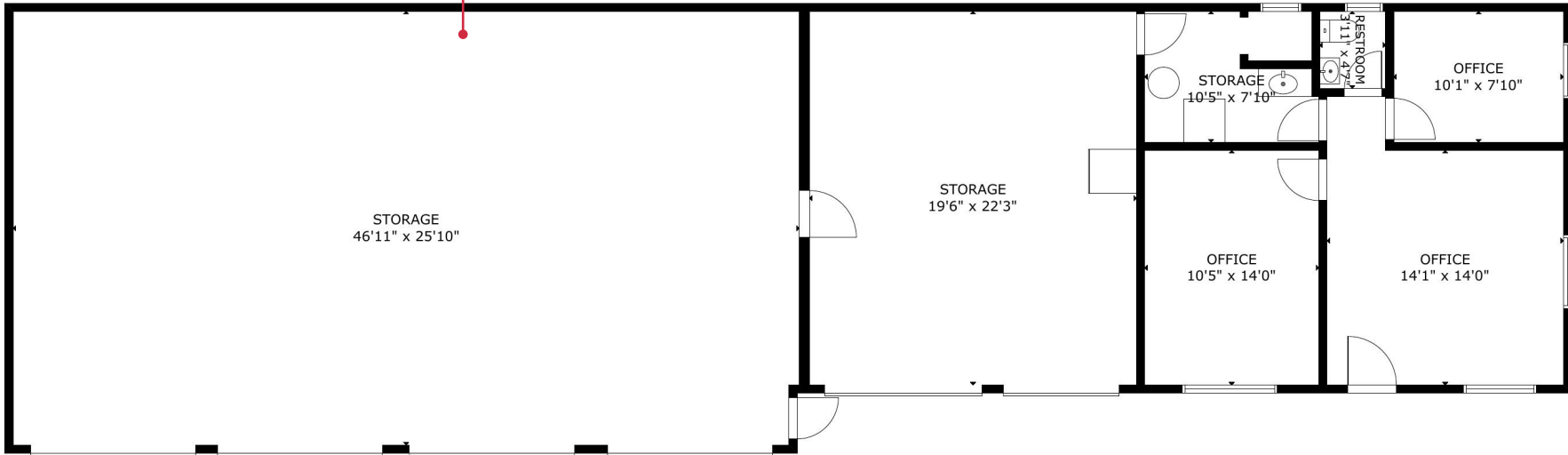
PHOTOS



FLOOR PLAN



CLICK HERE
FOR A 3D TOUR



TOTAL SF	LEASE RATE	YEAR BUILT	TYPE
± 3,500 SF	\$16.20/SF/NNN	1971	Retail

AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



Grandview Peak

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

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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NAI Excel

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

243 E St. George Blvd Ste 200
St. George, Utah 84770

435.628.1609 | naixel.com

Meeja McAllister

435.627.5710

meeja@naixel.com

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