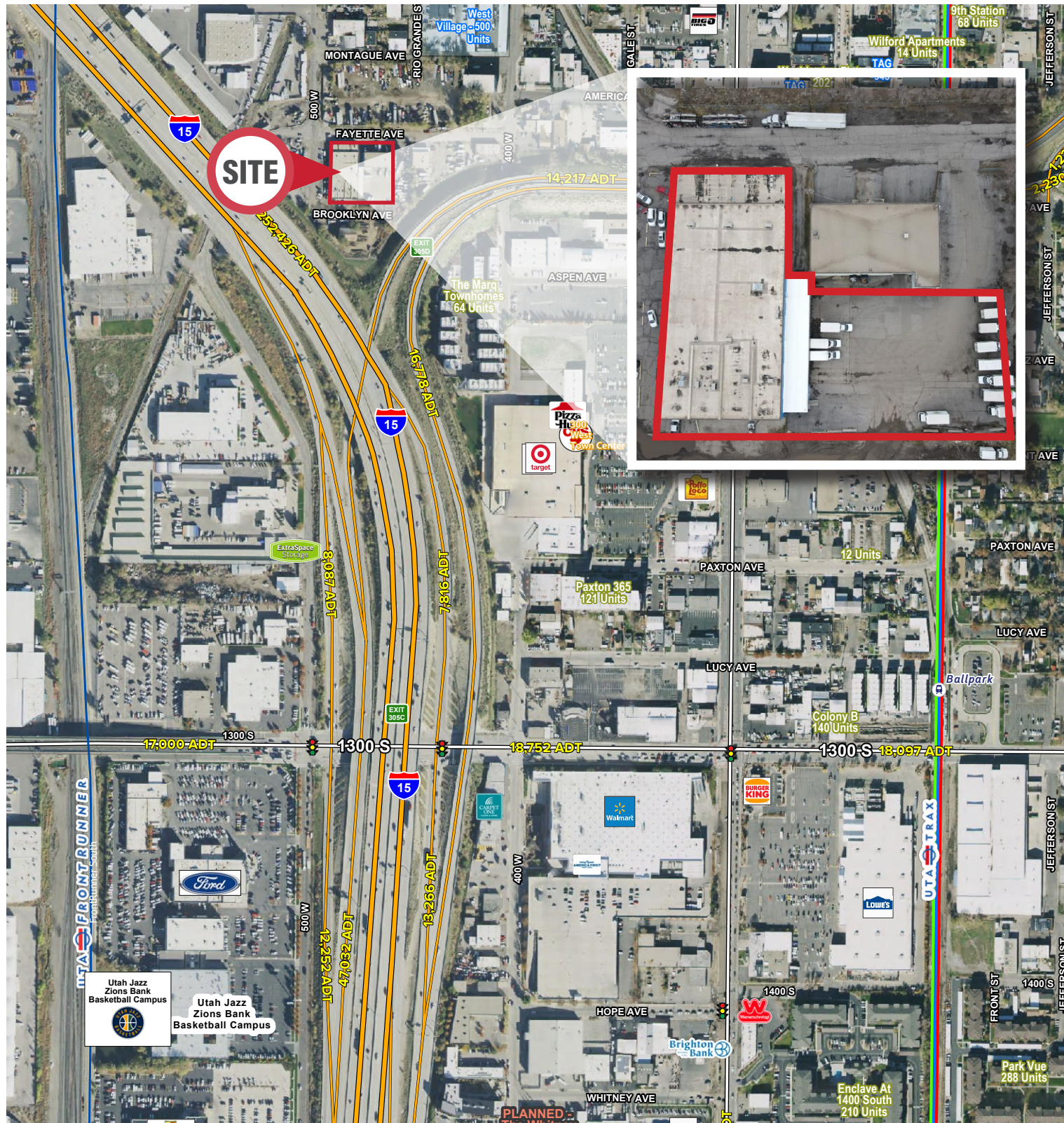


DOWNTOWN SLC COLD STORAGE FACILITY

995 South 400 West | Salt Lake City, UT 84101



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FOR LEASE
Price Reduced
~~\$25,000~~ \$15,000 Monthly NNN

Property Highlights

- Total Available: 25,215 SF
 - Office: 1,900 SF
 - Warehouse: 6,916 SF
 - Breezeway: 2,166 SF
 - Mezzanine: 1,330 SF
 - Walk in Refrigerator: 14,233 SF
 - Grade Level Doors:
 - Two (2) 18' x 16'
 - One (1) 12' x 12' with ramp
 - One (1) 16' x 12'
 - Dock Loading:
 - Nine (9) 8' x 9' Dock High Doors With Bumpers and Seals (2 With Pit Levelers)
 - Yard Space: .65 Acres of Fenced Yard
 - Clear Height: 15' - 19'
 - Backup Generator
 - In Ground Scale
- Floor Drains
 - Gas Forced Heat in Warehouse
 - Hand-wash Station
 - Thirteen (13) Walk In Refrigerators
 - Security System in Place
 - Fork Lift Chargers
 - 3 Phase Power
 - Reception Area
 - Three Private Offices
 - Two Restrooms
 - One Break Room
 - Construction Type: Block
 - Zoning: CG (General Commercial)
 - Location: Highly Desirable Salt Lake Location With Convenient Access From The 1300 South Exit

Contact

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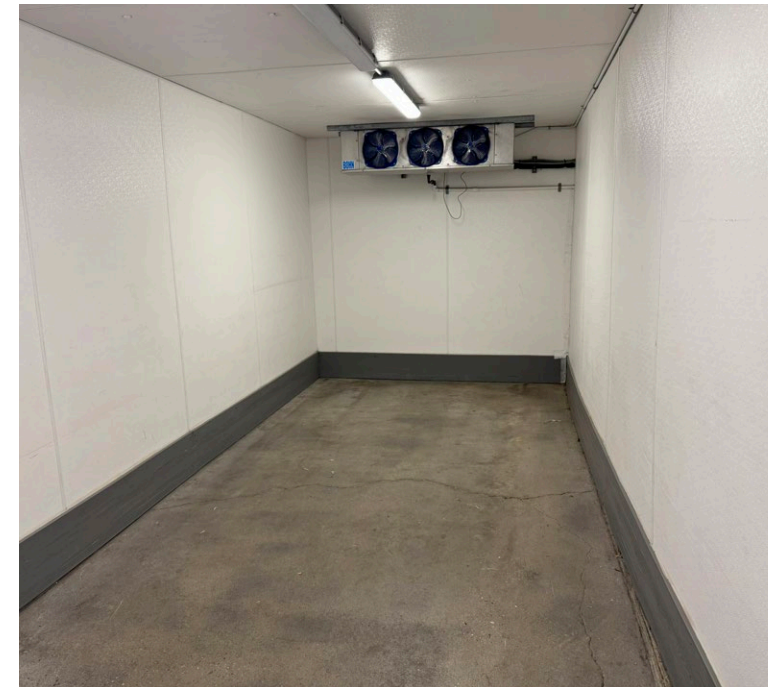
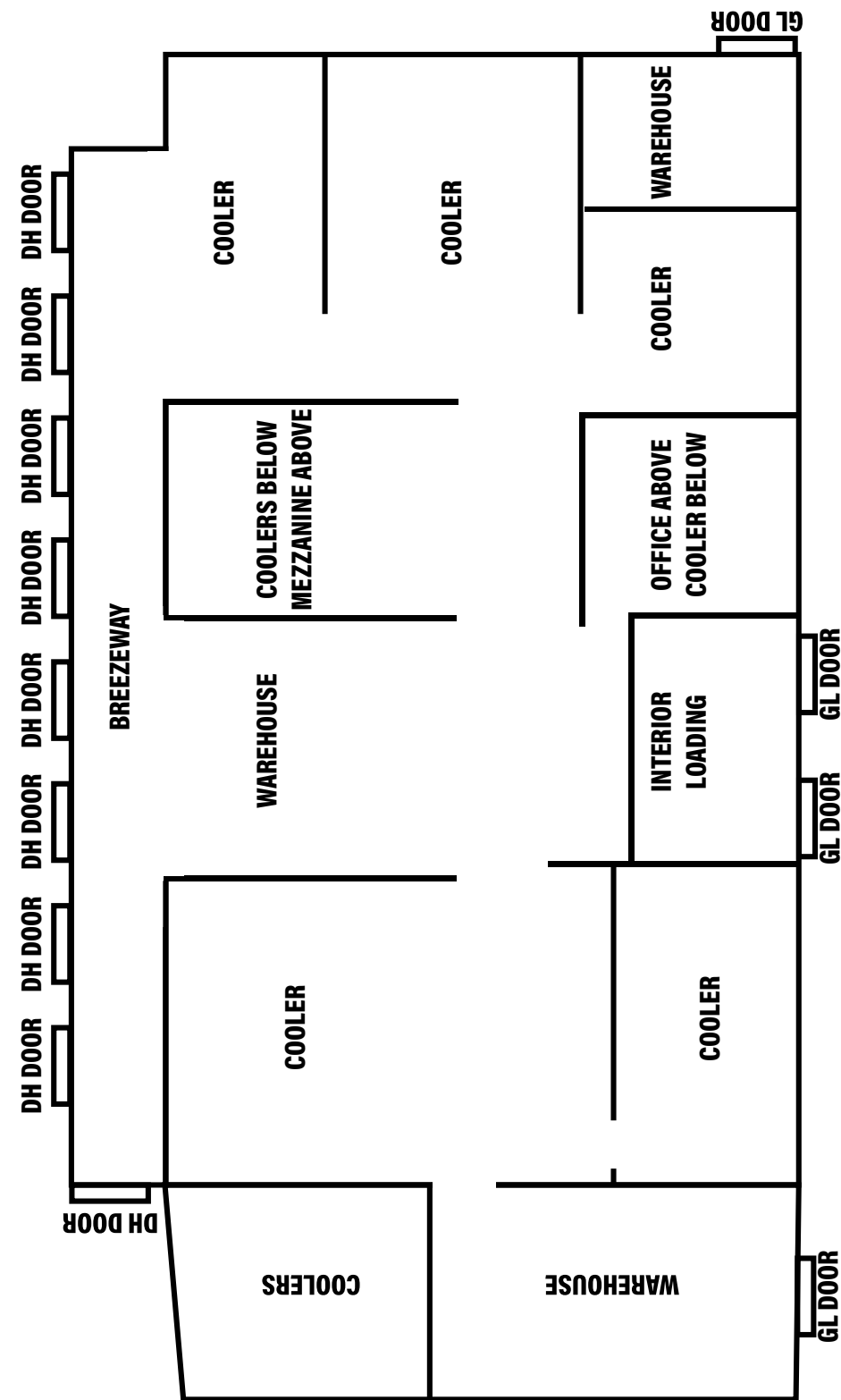
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