

201 INDUSTRIAL

2055 South Pioneer Road Unit B | Salt Lake City, UT 84104



FOR LEASE

\$21,500/Monthly NNN



Premises: 17,690 SF



Yard Space: Roughly 1 Acre



Fenced: Site is Fully Fenced



Crane: 5-Ton Crane

Property Highlights

- Total: 17,690 SF
 - Main Level Office: 3,865 SF
 - Second Level Office: 5,328 SF
- Warehouse: 7,921 SF
- Structured Mezzanine: 576 SF
- Premises Acreage: 1.70 Acres
- Site Fenced
- Clear Height: 20'
- Four (4) - 12x14 Grade Level Doors
- Four (4) - 10x12 Grade Level Doors
- One (1) - 7x9 Roll Up Door
- 26' x 26' Column Spacing
- Power: 480V | 3-Phase | 4-Wire
- Gas Forced Heat
- Radiant Heat
- High Bay Fluorescent Lighting
- 5-Ton Crane (16' Hook Height)
- 2-Ton Jib Crane
- Tool Room
- Compressed Airlines
- Exhaust Fan
- Skylights in Warehouse
- Private Offices
- Bullpen/Showroom Areas
- Break Room
- Multiple Restrooms
- Year Built: 1986/1997
- Zoning: M-1
- Access: Quick Access to SR-201, I-215, Bangerter Highway, I-80, and I-15
- Location: Within Minutes to Salt Lake City International Airport and Surrounding Amenities

Contact

SKYLER PETERSON, SIOR

Executive Vice President

m 801.656.7354

speterson@legendcommercial.com

TRE BOURDEAUX, SIOR

Vice President

m 801.824.0397

tbourdeaux@legendcommercial.com

PARKER TAGGART

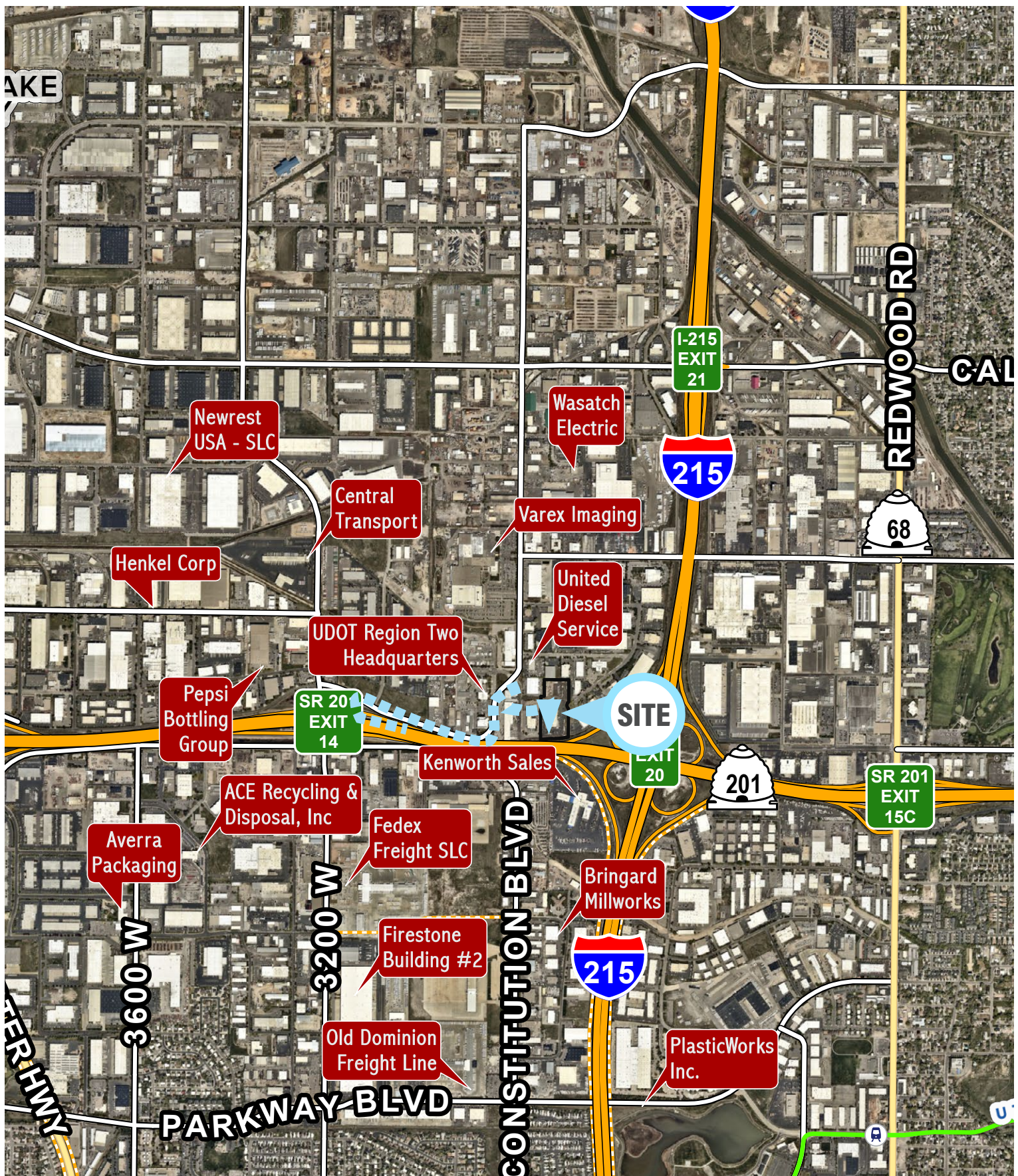
Senior Associate

m 801.928.1815

ptaggart@legendcommercial.com



801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106



Contact

SKYLER PETERSON, SIOR

Executive Vice President

m 801.656.7354

speterson@legendcommercial.com

TRE BOURDEAUX, SIOR

Vice President

m 801.824.0397

tbourdeaux@legendcommercial.com

PARKER TAGGART

Senior Associate

m 801.928.1815

ptaggart@legendcommercial.com



801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106