

For Sale | Owner/User or Sale/Leaseback Opportunity

CBRE

585 North 700 West North Salt Lake, UT 84054



The Offering

CBRE is pleased to present the opportunity to acquire an **office/warehouse property located at 585 North 700 West in North Salt Lake**. The subject property offers a **flexible investment or owner-user opportunity**, appealing to a wide range of buyers.

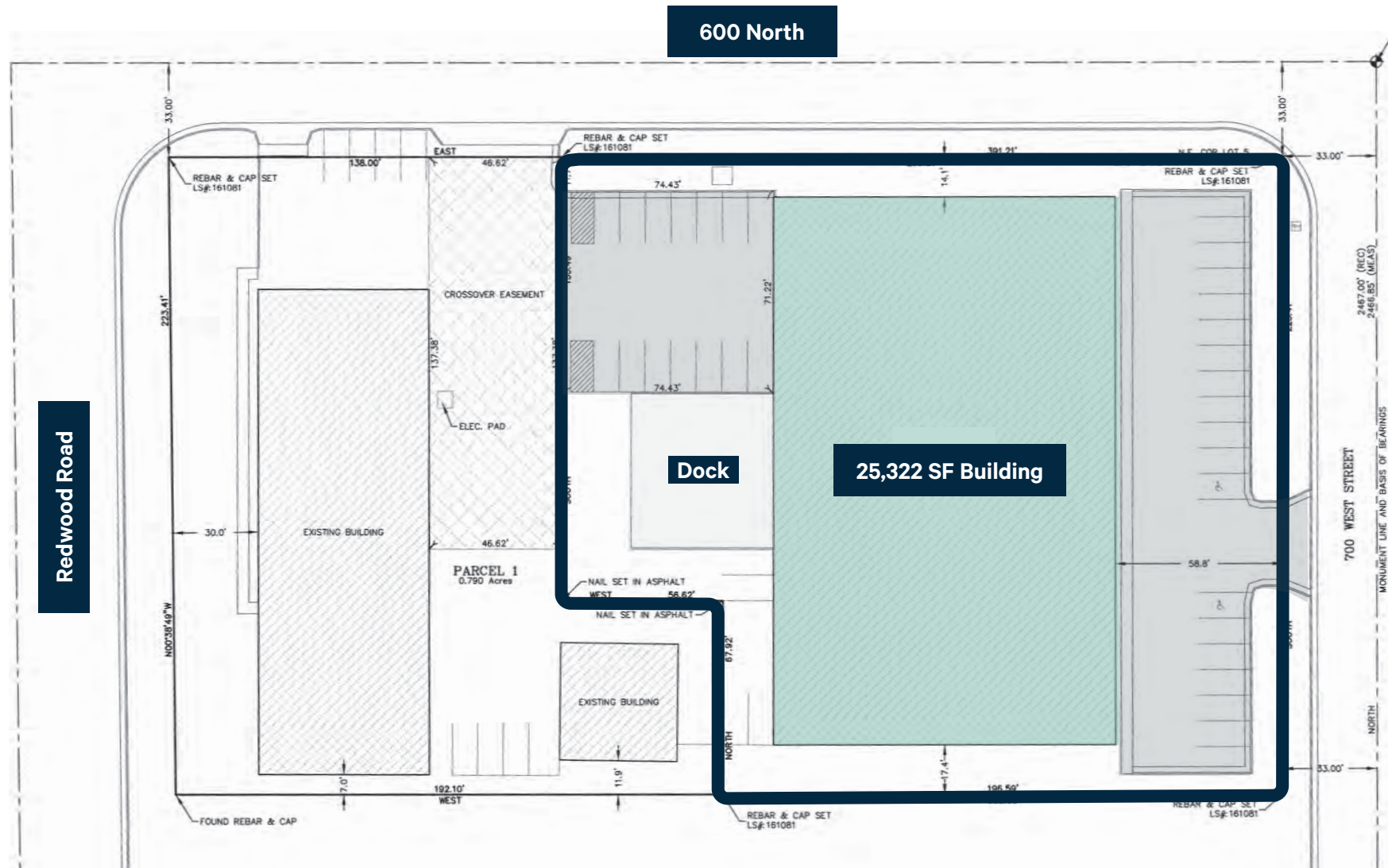
The **±25,322 square-foot building** is currently **50% leased** to a tenant through **June 2029**, providing stable in-place income. The remaining portion is occupied by the seller, who is open to negotiating a **sale-leaseback** or relocating, allowing an owner-user to **potentially occupy up to half of the building**.

Strategically positioned along **700 West**, the property sits within a **premier industrial corridor in Davis County**, offering excellent connectivity with quick and convenient access to **all major freeways**.

Constructed in **2002** using durable **concrete tilt-up construction**, the building features both **dock-high and grade-level loading**, **19-foot clear heights**, and **1,000 amps of power**. These attributes provide flexibility for a variety of users and support efficient multi-tenant configurations, including demising into **±5,840 square-foot units**.



Property Survey

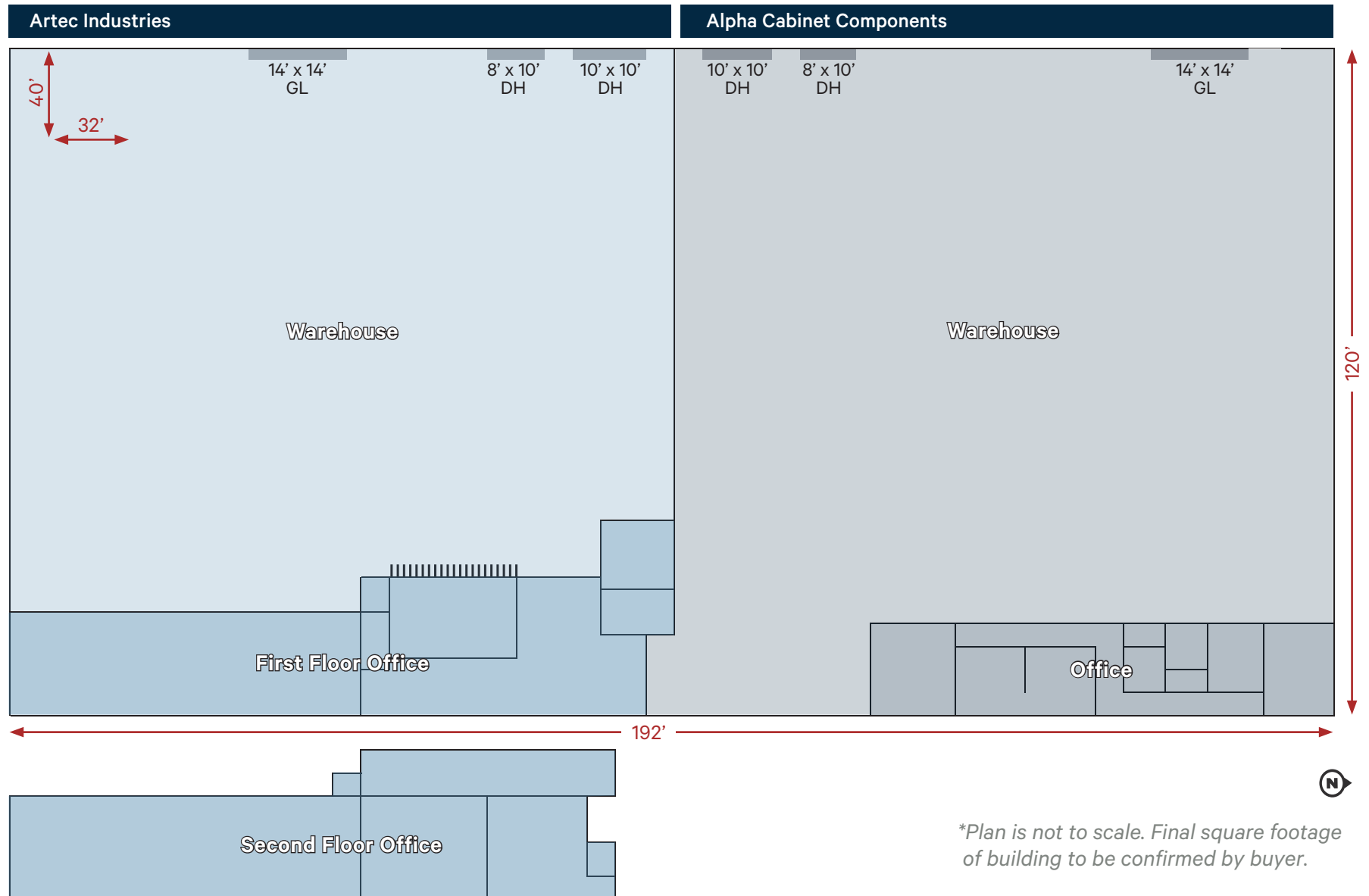


Property Specifications

- + **Building Size:** 25,322 sq. ft.
- + **Potential Divisibility:** Four ±5,840 sq. ft. units
- + **Land Size:** 1.21 Acres
- + **APN:** 01-083-0086
- + **Clear Height:** 19'
- + **Loading:**
 - Two 14' x 14' Ground Level Doors
 - Two 10' x 10' Dock High Doors
 - Two 8' x 10' Dock High Doors
- + **Column Spacing:** 32' x 40'
- + **Building Depth:** 120'
- + **Warehouse Lighting:** LED and HEF
- + **Heat:** Gas forced and Radiant
- + **Power:** 1000 Amps, 277/480 Volt, 3 Phase
- + **Construction Type:** Concrete Tilt
- + **Fire Suppression:** Wet System
- + **Zoning:** MD, Manufacturing-Distribution
- + **Year Built:** 2002
- + **Parking:** 33 Stalls



Floor Plan | 25,322 Sq. Ft.



Tenant Lease Abstracts

Alpha Cabinet Components

Since 1998, Alpha Cabinet Components Inc. has been a leader in the ready to assemble (RTA) frameless casework manufacturing industry, providing high quality components to their customers around the globe. Their premises within the subject property is equipped with the latest technology in panel processing equipment available in today’s market, which allows them to meet customer deadlines faster, accommodate custom specifications, and offer a superior product suitable for residential, commercial and institutional applications.

More information can be found at: www.alphacabinet.com

Leased Premises	11,560 sq. ft. (±1,040 sq. ft. office)
Lease details available upon request and execution of an NDA.	



Artec Industries

Artec Industries is a provider of world class aftermarket automotive parts to off-road enthusiasts. Founded in 2003, the company is known for premium design, functionality, and a relentless focus on refining its processes across every department. The majority of Artec’s products are made in-house, from initial concept and prototyping to full production, every part is built to perform earning the company a reputation for quality and exceptional service throughout the off-road community.

More information can be found at www.artecindustries.com

Premises	±13,762 sq. ft (3,924 sq. ft. 2-story office)
Artec Industries is the seller of the building and offering the flexibility to a new buyer of a sale/leaseback (terms of which to be negotiated), or relocating for an owner/user to potentially occupy up to half the building.	



Surrounding Area



Centrally Located in the Heart of North Salt Lake's Industrial Market

- Direct access to Legacy Parkway (SR-67) with connectivity to Davis County
- 1.4 Miles to Interstate 215 (I-215), linking I-15, I-80, and the regional highway
- 2.1 Miles to Interstate 15 (I-15), serving the entire Wasatch Front
- 10 Minutes to Salt Lake City International Airport (SLC)



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