



Manufacturing and Distribution Facility

For Sale or Lease

Pricing

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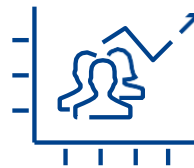
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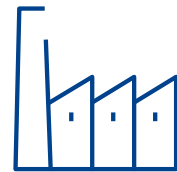
25 Union Avenue North Salt Lake, UT 39,960 SF



Easily Accessible



510,000 people
living within 15
miles

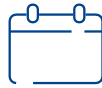


Industrial
Manufacturing

Building Overview



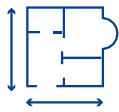
Acres
2.34



Year Built
1966
1994 Office Renovation
2024 Building Refresh



HVAC
Office - Full HVAC
warehouse - forced gas heaters



Square Footage
39,960 SF
2,500 +/- Office SF
37,460 +/- Warehouse SF



Clear Height
28'



Dock Doors
7



Building
222' x 180' Dimensions
42' x 42' Column spacing



Construction
Concrete block



Grade Level Doors
Possible



Zoning
MD - Manufacturing
Commercial



Power
3000 A / 277/480v /
3 Phase - Expandable



Restrooms
3



Roof
4-ply built-up asphalt tar
and gravel roof



Fire Suppression
Extra Hazard
Classification
Total Demand: 54.78 PSI
Density 0.8 GPM
K-Factor: 25.2



Outside Storage
Fencing of entire site
possible



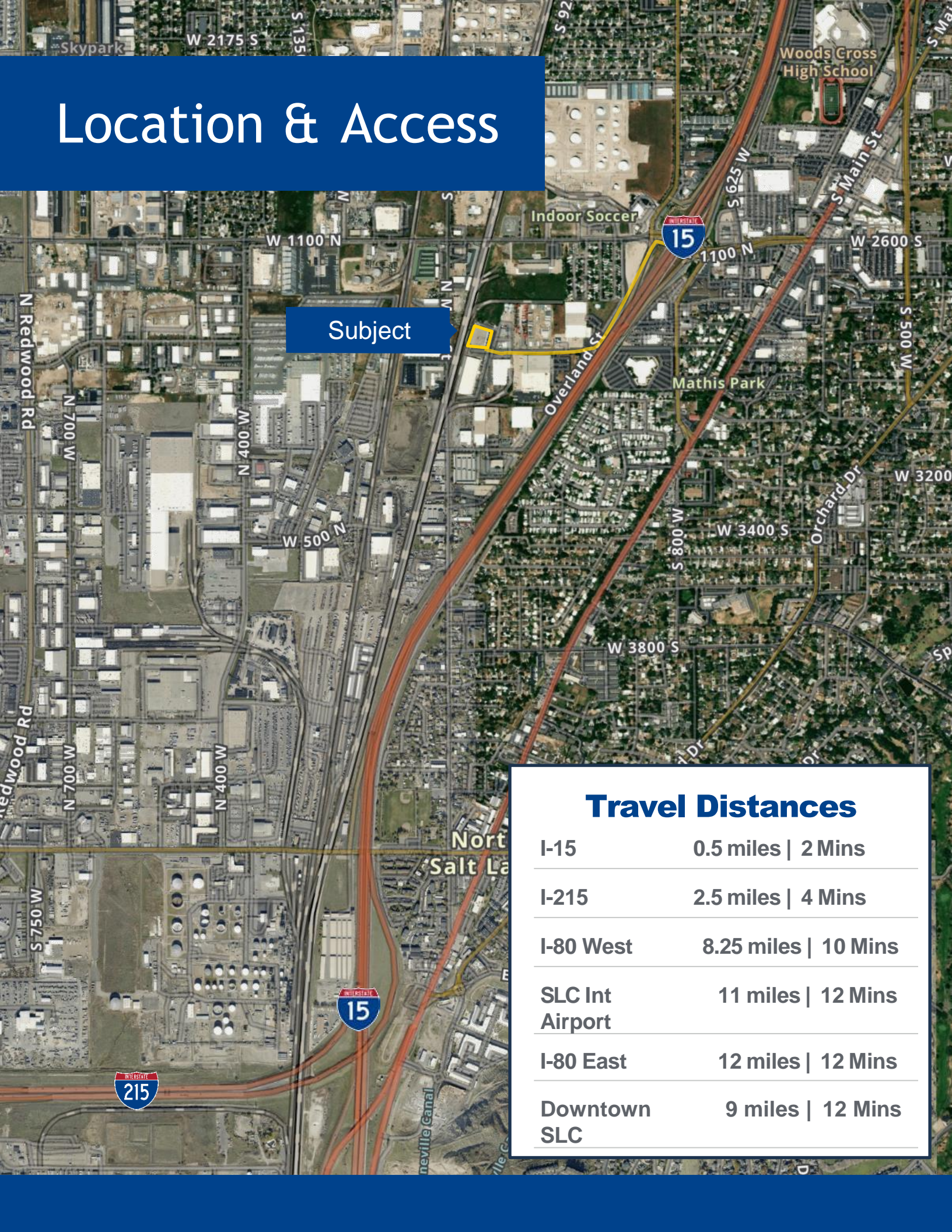
Current Use
Plastic injection
molding



Completed / Upcoming Building Improvements

- Exterior and interior paint
- Upgraded mechanical systems
- New overhead doors
- ADA compliant access
- Entire lot crack and slurry sealed

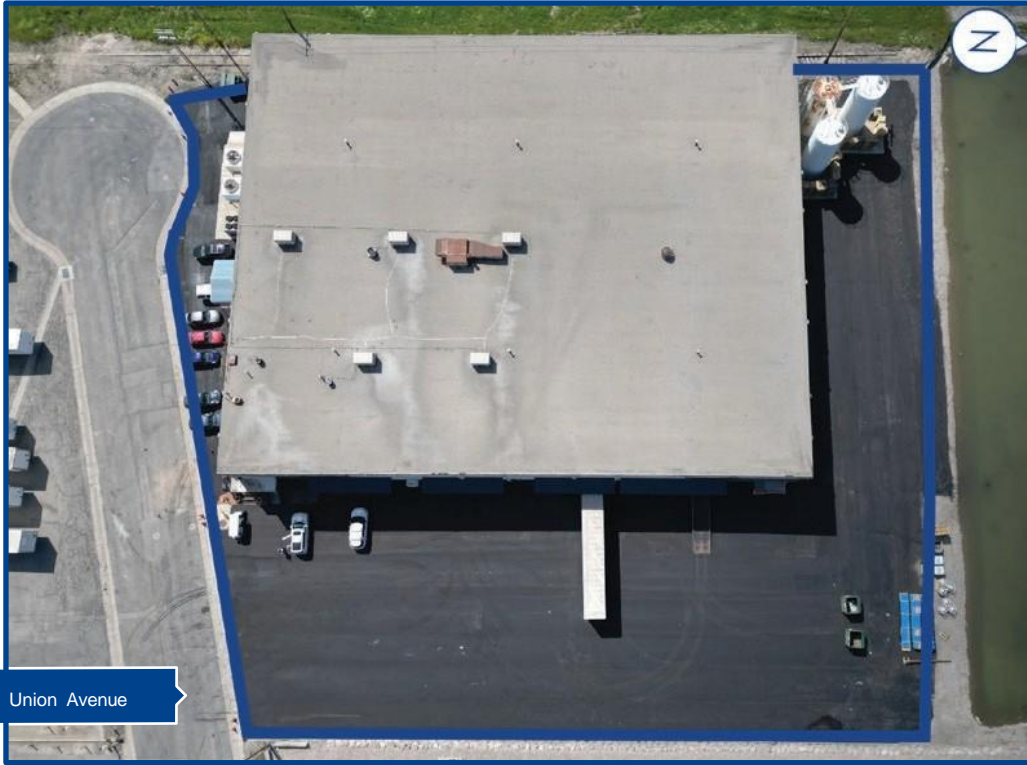
Location & Access



Travel Distances

I-15	0.5 miles 2 Mins
I-215	2.5 miles 4 Mins
I-80 West	8.25 miles 10 Mins
SLC Int Airport	11 miles 12 Mins
I-80 East	12 miles 12 Mins
Downtown SLC	9 miles 12 Mins

Property Overview



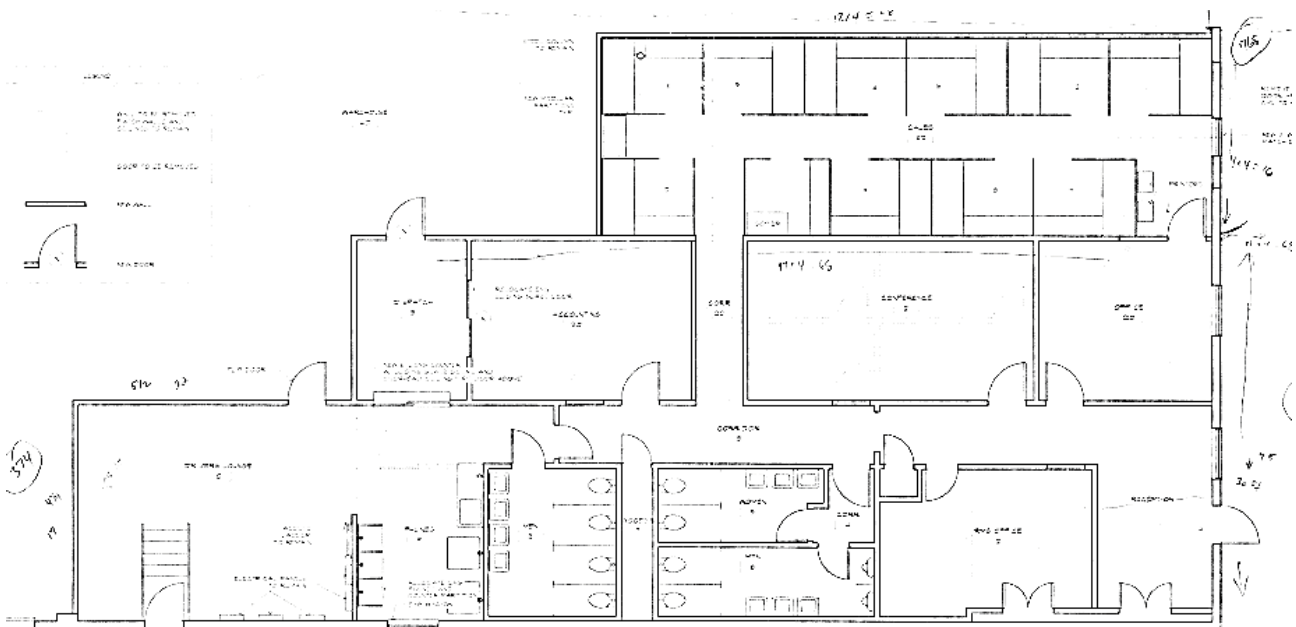
Aerial



Union Avenue

N

Office Floor Plan



Property Gallery

Warehouse



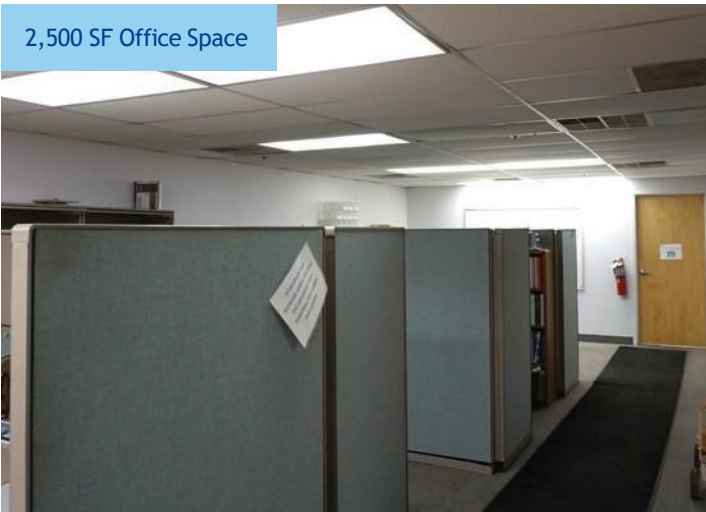
Grade Level Ramp



7 Dock Doors



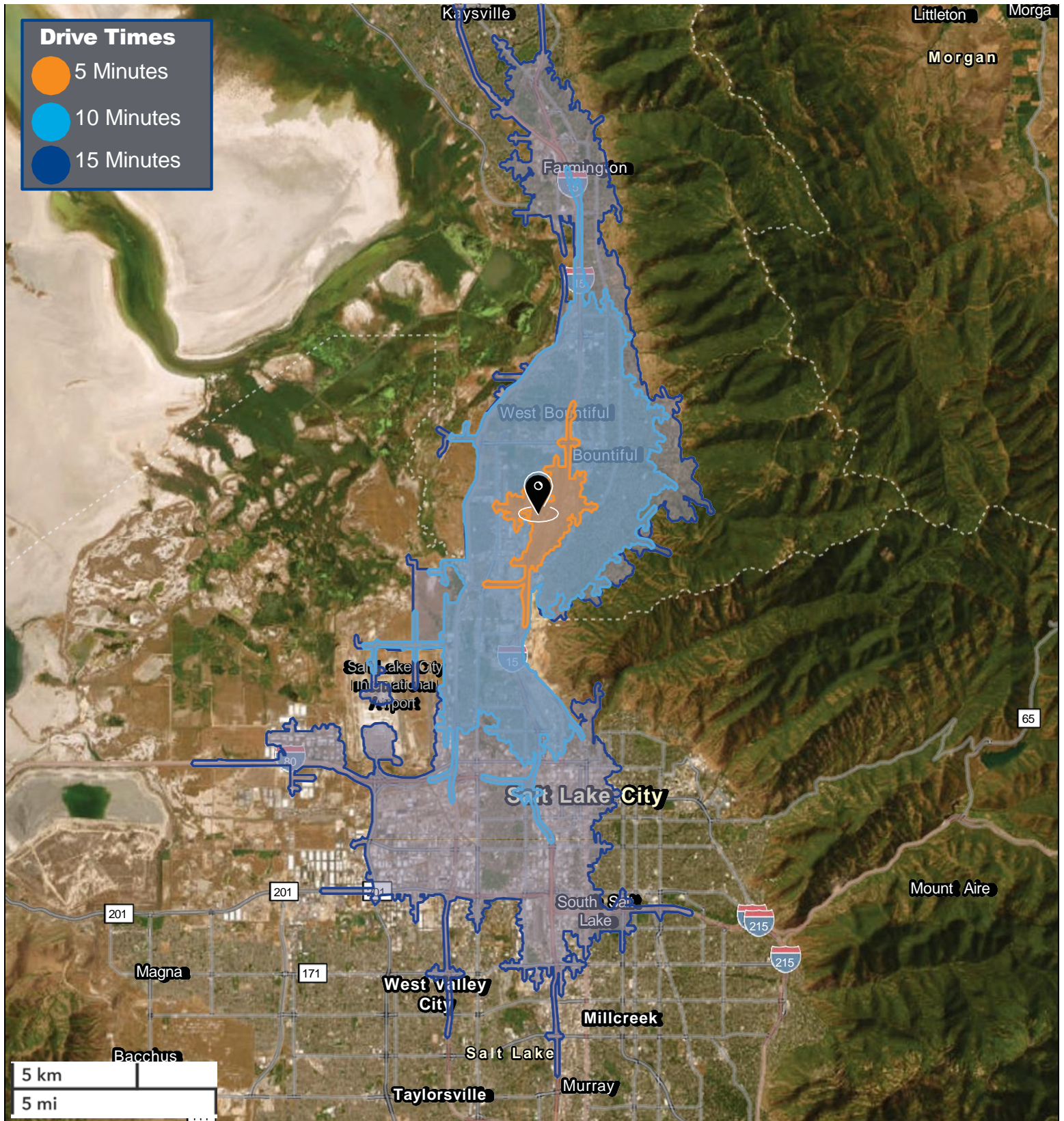
2,500 SF Office Space



Break Room



Drive Time Map



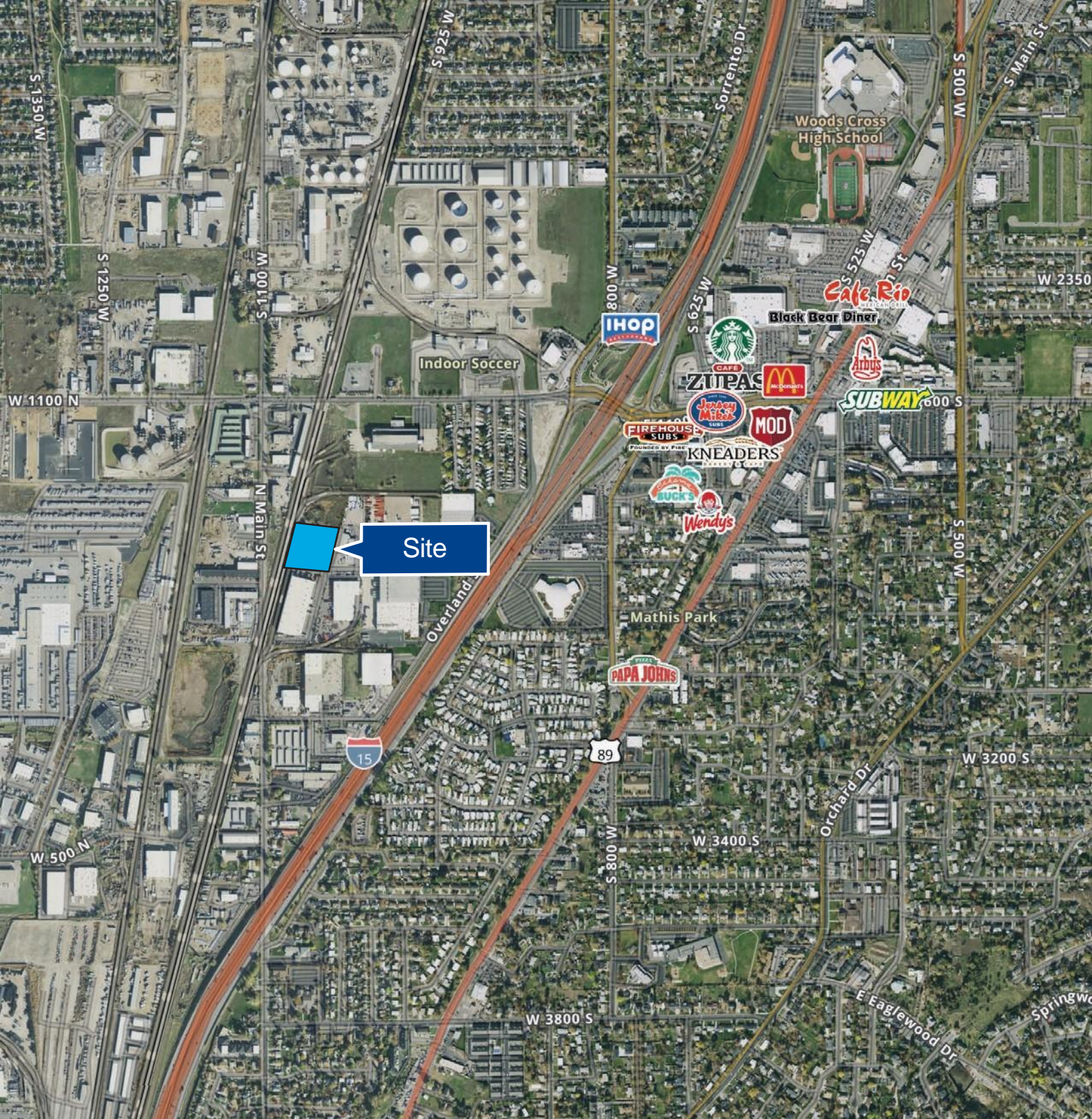
Property Site

Crossroads of the West

At the epicenter of the Western United States, Utah's geographic position is ideal for a growing number of distribution, shipping and trucking companies. Utah offers easy access to Interstates 15, 70 and 80, as well as a number of other U.S. Highway and State Routes. American Fork in Utah County is less than 900 miles to every city in the Western United States.



City	Distance (miles)	Drive Time (65 MPH)
Albuquerque, NM	567 miles	8.72 hours
Bakersfield, CA	673 miles	10.35 hours
Billings, MT	578 miles	8.89 hours
Boise, ID	372 miles	5.72 hours
Boulder, CO	506 miles	7.78 hours
Casper, WY	430 miles	6.62 hours
Cheyenne, WY	463 miles	7.12 hours
Colorado Springs, CO	560 miles	8.62 hours
Denver, CO	494 miles	7.60 hours
Eugene, OR	820 miles	12.62 hours
Flagstaff, AZ	488 miles	7.51 hours
Fresno, CA	782 miles	12.03 hours
Grand Junction, CO	253 miles	3.89 hours
Great Falls, MT	601 miles	9.25 hours
Helena, MT	514 miles	7.91 hours
Idaho Falls, ID	243 miles	3.74 hours
Las Cruces, NM	792 miles	12.18 hours
Las Vegas, NV	390 miles	6.00 hours
Los Angeles, CA	658 miles	10.12 hours
Medford, OR	764 miles	11.75 hours
Missoula, MT	554 miles	8.52 hours
Ogden, UT	68.1 miles	1.05 hours
Phoenix, AZ	632 miles	9.72 hours
Pocatello, ID	194 miles	2.98 hours
Provo, UT	14.5 miles	0.22 hours
Pueblo, CO	603 miles	9.28 hours
Reno, NV	544 miles	8.37 hours
Sacramento, CA	675 miles	10.38 hours
Saint George, UT	271 miles	4.17 hours
Salt Lake City, UT	32 miles	0.49 hours
San Diego, CA	719 miles	11.06 hours
San Francisco, CA	762 miles	11.72 hours
Santa Fe, NM	595 miles	9.15 hours
Seattle, WA	862 miles	13.26 hours
Spokane, WA	751 miles	11.55 hours
Tucson, AZ	744 miles	11.45 hours
Twin Falls, ID	252 miles	3.88 hours
Yakima, WA	721 miles	11.09 hours



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