

FOR SALE OR LEASE

● AVAILABLE OCTOBER 2027



INDUSTRIAL OUTDOOR STORAGE ON 3.96 ACRES

1109 West 2300 North · Salt Lake City, UT 84116

■ PROPERTY SUMMARY

A 3.96-acre industrial yard with a 3,040 SF building, positioned on the Beck Street corridor at the north end of Salt Lake City. The site sits directly along I-15 with full freeway visibility and is just off the 2300 North exit, putting trucks on the interstate in under a minute and the downtown core and Salt Lake City International Airport both within a short drive. M-1 zoning supports outdoor storage, contractor and fleet operations, materials handling, and equipment yards — uses that are increasingly difficult to place inside the city limits.

■ BUILDING SPECS

TOTAL LAND	3.96 Acres
BUILDING	3,040 SF
ZONING	M-1
PARCEL ID	08-14-300-025
PROPERTY TYPE	Industrial / Outdoor Storage
LEASE TYPE	NNN
FRONTAGE	I-15 — Full Visibility
ACCESS	2300 North Exit
AVAILABLE	October 2027

PURCHASE PRICE

\$5,125,000

(3.96 Acres)

LEASE RATE

\$25,000/Month

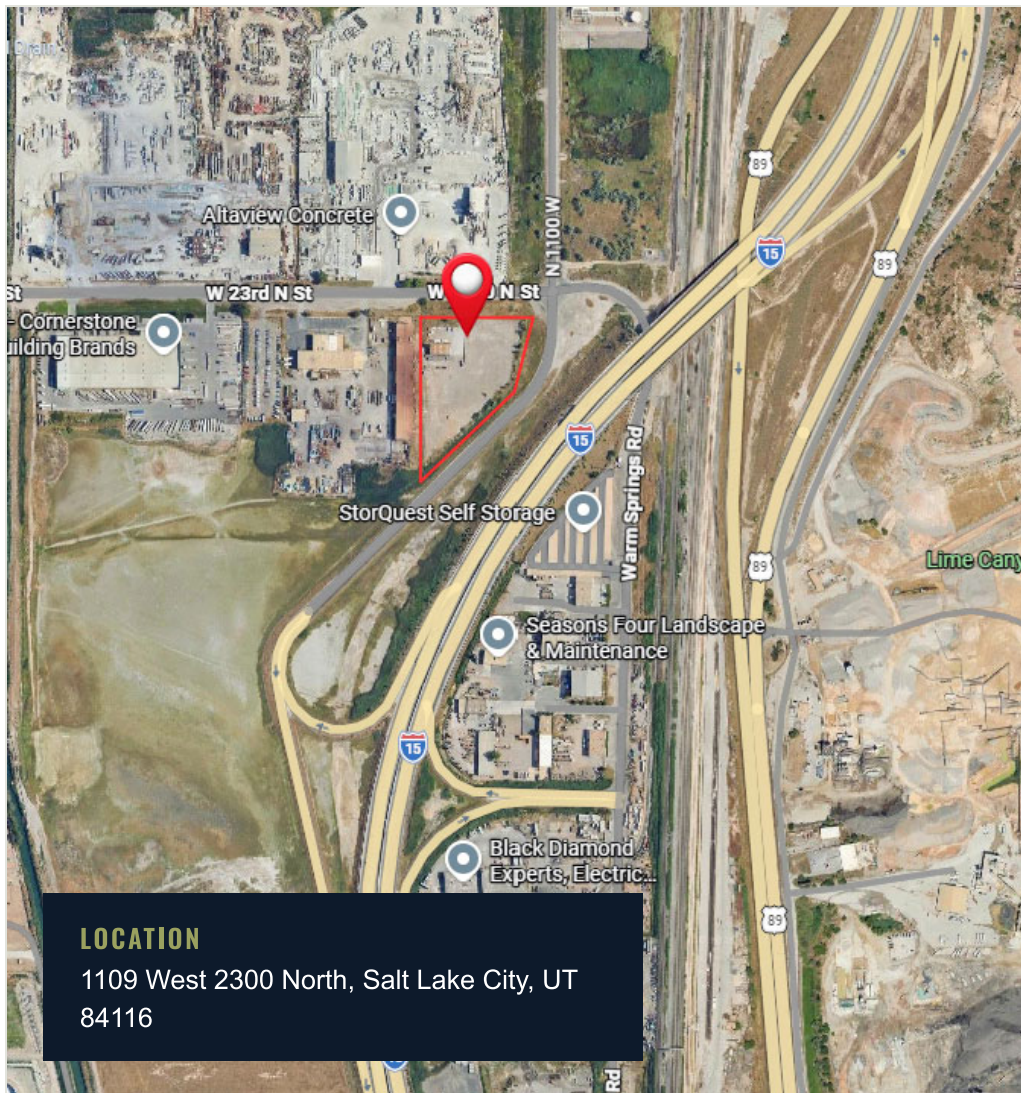
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AERIAL & LOCATION

The property fronts 2300 North with direct access to I-15 and I-215, placing it inside one of the last pockets of M-1 land in northern Salt Lake City. The surrounding corridor is established heavy industrial — aggregate operations, truck terminals, and outdoor storage yards — with the downtown skyline visible three miles to the south.



■ DIRECT I-15 FRONTAGE ■ JUST OFF THE 2300 N EXIT ■ 10 MIN TO SLC AIRPORT

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