



FOR LEASE

780 Layton Avenue
Salt Lake City, UT 84104

±12,000 SF | INDUSTRIAL



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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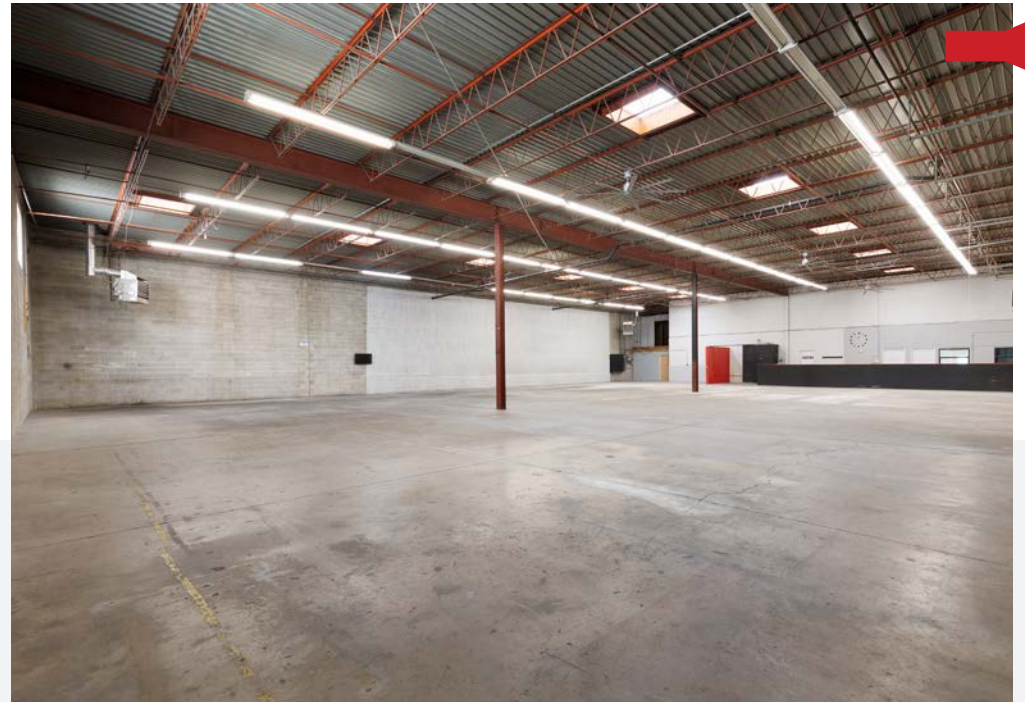
Korbin Derr

435.627.5491
kderr@naiexcel.com

Property Specs

LEASE RATE	\$0.71 PSF+NNN
TOTAL AVAILABLE	±12,000 SF
YEAR BUILT	1993
ZONING	Industrial M-1
TYPE	Industrial Warehouse/Distribution
TAX ID	15-14-427-003-0000

- ±12,000 SF Available consisting of:
 - ±2,720 SF Office
 - ±9,280 SF Warehouse



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
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PHOTOS



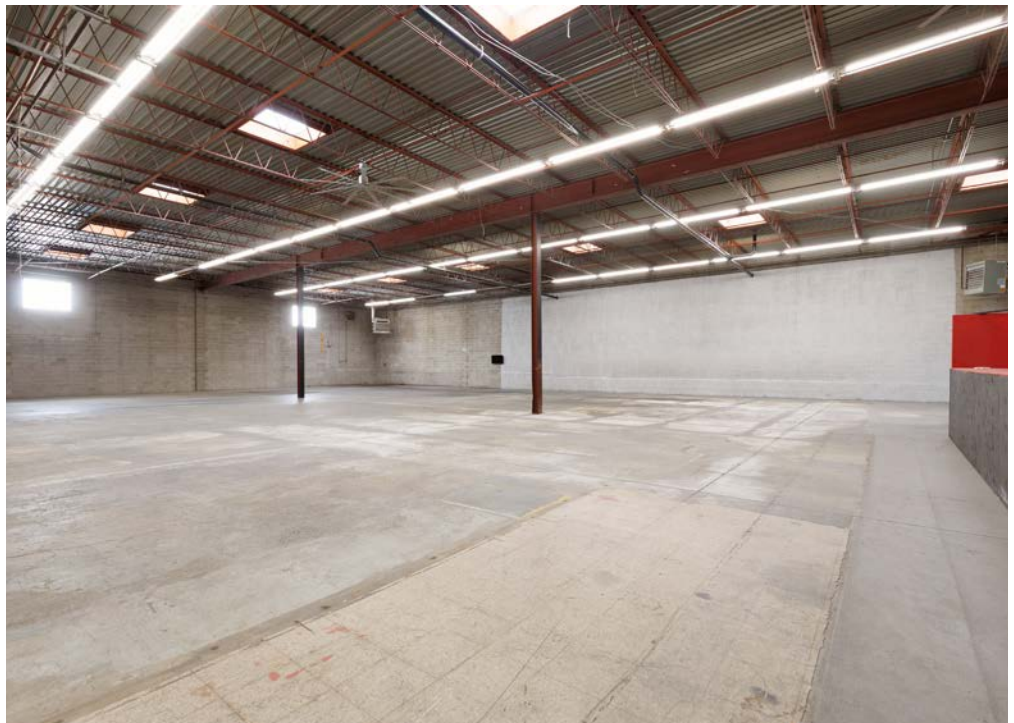
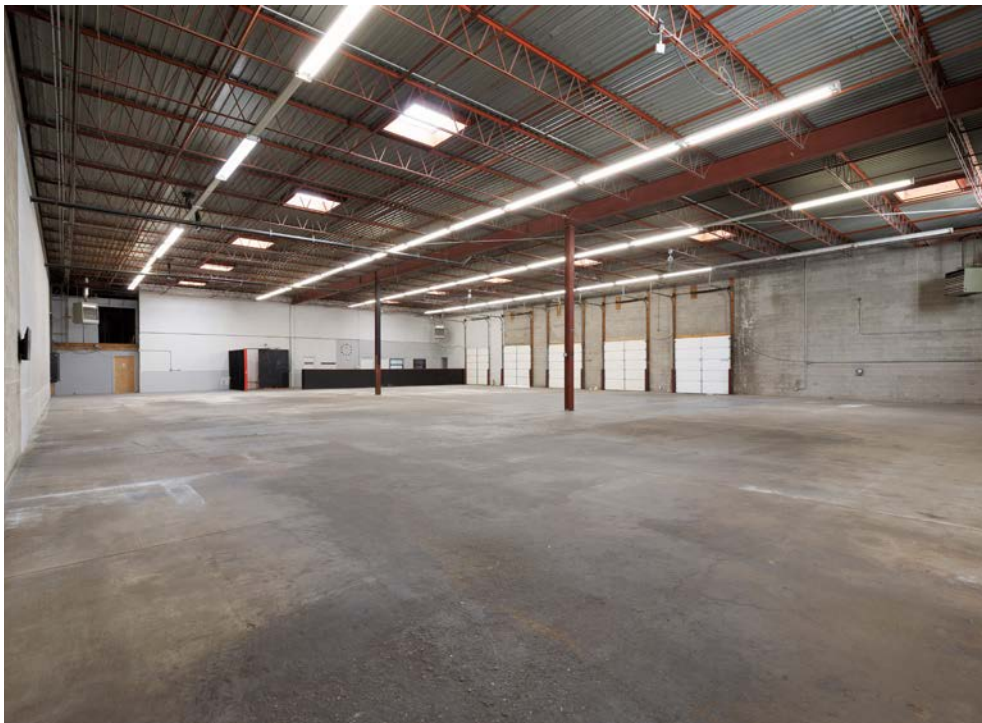


PHOTOS





PHOTOS



FLOOR PLAN



CLICK HERE
FOR A 3D TOUR



TOTAL SF	LEASE RATE	YEAR BUILT
± 12,000 SF	\$0.71/SF/NNN	1993

AREA MAP



FLOOR DECOR & GREAT DANE

OCEAN BEAUTY SEAFOODS

United Rentals

PETERSON PLUMBING SUPPLY

Crate & Barrel

PRIME SNACK

FLYING J

Box-n-Lock COMMERCIAL STORAGE

ZIONS BANK

GRS DRIVELINES

METAL supermarkets

CAMERON ASHLEY BUILDING PRODUCTS

PRIME STORAGE

BROTHERS

SHERWIN WILLIAMS GraybaR.

MESA MOVING AND STORAGE

PLATT

mond

GRAINGER

Ernest VENETIAN TILE & STONE GALLERY

AAA

Utah's #1 Source for Leaf S.

UTAH FOOD BANK

Bedrosians

Utah Breakers & Supply

CROWN

ADVANTAGE EMBROIDERY

CRUM ELECTRIC SUPPLY

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	6,415	124,161	360,288
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	2,022	54,520	151,209
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$84,599	\$97,305	\$110,502

Traffic Counts

STREET	AADT
S 300 W	46,432
I-15 Freeway	238,950

Cities Nearby

Las Vegas, Nevada	416 miles
Denver, Colorado	518 miles
Phoenix, Arizona	657 miles
Los Angeles, California	683 miles
San Antonio, Texas	1,308 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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1.1 BIL
SF MANAGED

5,800+
PROFESSIONALS

TOP 6
2024 LIPSEY RANKING



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