



1875 W 1500 S

1875 W 1500 S, Salt Lake City, UT 84104



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\$3,600,000

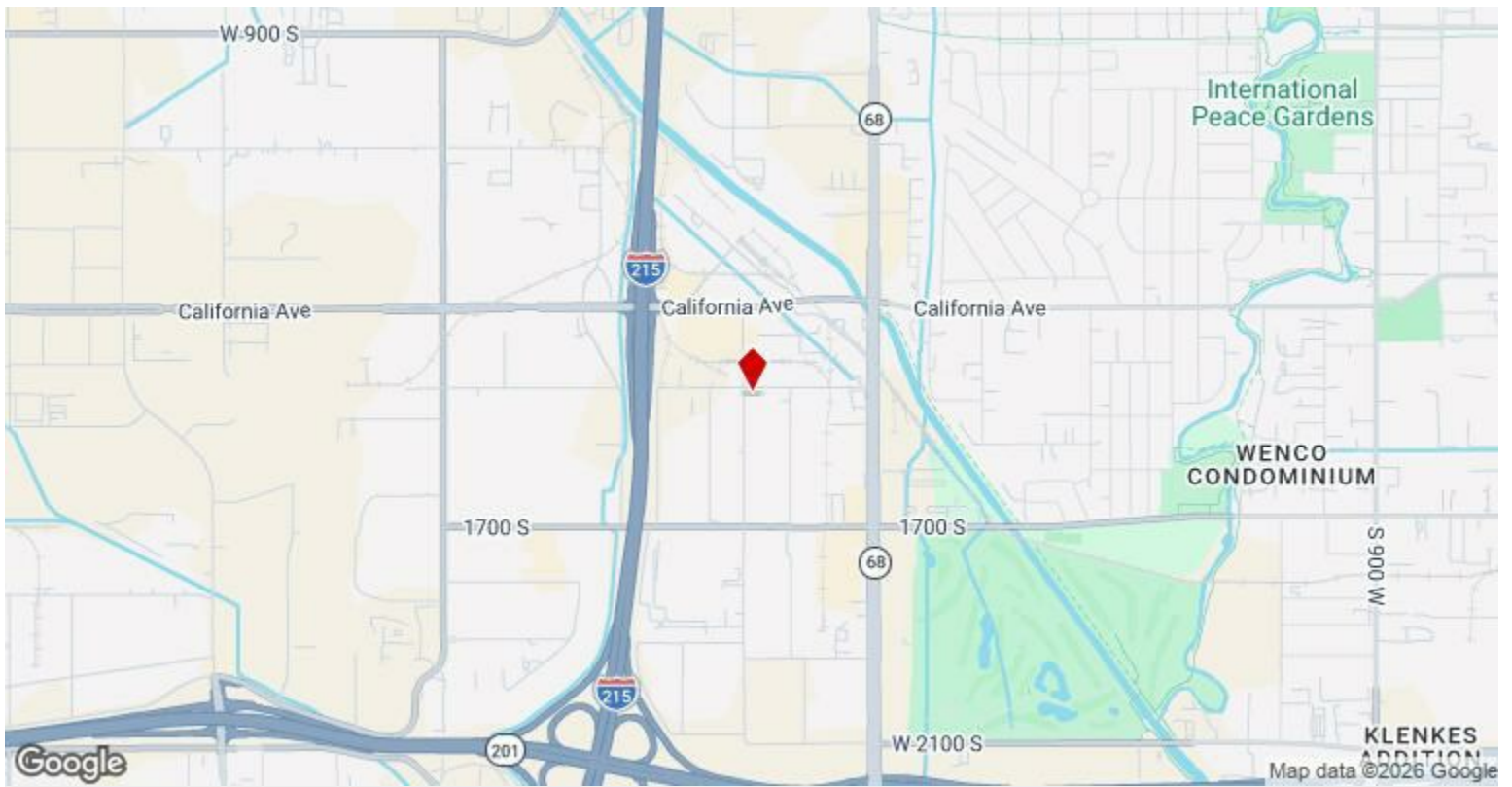


Exceptional opportunity to own a versatile industrial property in a Prime Central Salt Lake location. This functional renovated facility features both office and manufacturing space with major upgrades including electrical & plumbing systems, modern interior offices and a dedicated meeting room. Designed for efficiency and accessibility, the property offers 3 loading dock doors and 2 grade level doors making it ideal for a variety of industrial, manufacturing and distribution uses. Situated on a 1.26 acre corner lot with good access to I-80, I-215 and I-15. The fully fenced yard is secured with perimeter lighting and security, also 50 plus parking stalls to accommodate employee and visitors alike. This is a rare combination of location, functionality, and infrastructure - Ready to support your growing business...

- Easy access to main 3 freeways
- Large yard with automatic gates
- Perimeter and Interior video and surveillance system and lighting

Price:	\$3,600,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	1.26 AC
Gross Building Area:	14,350 SF
Rentable Building Area:	14,350 SF
No. Stories:	1
Year Built:	1952
Tenancy:	Single
Parking Ratio:	3.48/1,000 SF
Clear Ceiling Height:	18 FT
No. Dock-High Doors/Loading:	3
No. Drive In / Grade-Level Doors:	2





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