

FOR LEASE / OFFICE / INDUSTRIAL

963-965 W Folsom Ave & 47 S 1000 W

Salt Lake City, UT

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Property Description

For Lease - versatile and well-located industrial flex space featuring offices, warehouse production areas, and a paved, gated, and secure off-street yard. Located in the SLC Power District along the Folsom Trail corridor in the West Periphery of downtown Salt Lake City. This 13,795 sf. space consists of 3 buildings, (2 of which are connected), and 6,320 sf. of fenced, secure yard area which can provide storage and off-street parking.

IMPORTANT: Tenants must have uses and operations that are allowed in SLC zoning code TSA-UN-T. Tenant priority given to entities with public interaction and interface, i.e. provide goods and services available to the general public, via retail, education, training, arts, or other uses that have public or patron interface throughout business hours.

There are up to 15 individual offices, 2 large conference / training rooms, 2 break rooms, and approximately 6,130 sf. of warehouse space with 13 ft. ceiling clearance in warehouse areas. North Temple Trax line is 1 1/2 blocks walk to the North, and I-15 and I-80 access are 2 minutes drive from the buildings. Remodeled, newly painted and carpeted and ready to occupy.

Potential tenant questionnaire including financial data required for tenant applicants.

Property Tours available by request with listing agent.



Contact

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Property Photos



Floor Plans

963-965 W, FOLSOM AVE



Property Highlights

- 】 **FOR LEASE : 13,795 sf total**
6,130 sf warehouse, 7,666 sf office, & flex space with showroom capabilities
- 】 **Located in SLC Folsom Trail & Power District 1 ½ block from No. Temple Trax line.**
- 】 6,320 sf. YARD fenced, paved, & secure for off- street parking or materials storage.
- 】 Zoning: TSA-UN-T
- 】 Lease Rate \$1.05 psf. / NNN, negotiable
- 】 Up to 15 year lease term available
- 】 2 minutes to access I-15 freeway
- 】 13 ft. clearance in Warehouse area. with 4 G.L. doors.
- 】 3 phase power
- 】 Alarm Systems in place
- 】 Large kitchen equipped break room
- 】 Matterport 3D virtual tour link available
- 】 **Contact Camron Carpenter – listing agent to schedule property tours**

