



INDUSTRIAL

- 10,000 SF Available
- 500 AMP/ 208v 3 Phase Power
- Modern office space built out
- Open warehouse with high ceiling clearance
- One dock/ 2 GL doors
- Yard space



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Property Summary

APN:	21-13-452-030-0000
Building SF:	10,000
Dock Doors:	1
Foundation:	Concrete
Lease Rate:	\$15
Lot Size:	1.05 Acres
Power:	500 amp/208v 3 Phase
Year Built:	2000
Zoning:	M-G
Ground Level Door	2
Sublease Through	5/31/2028

Property Overview

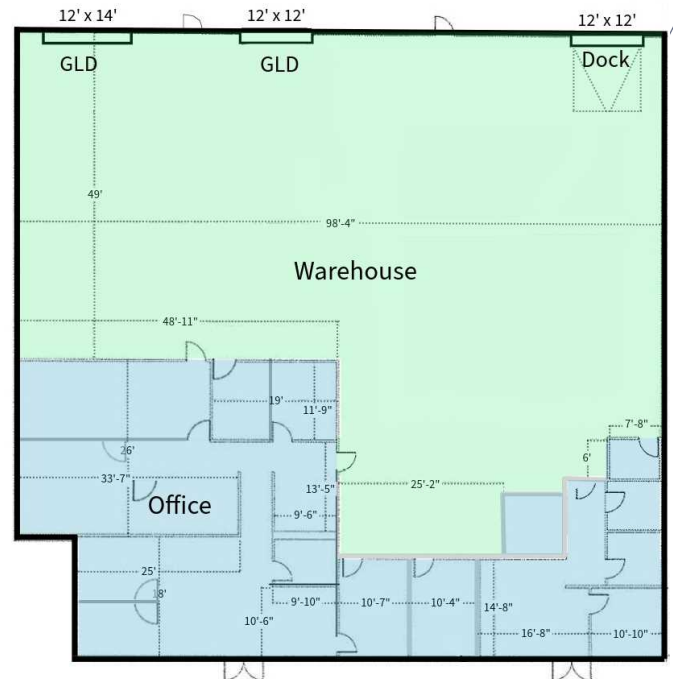
10,000 SF of industrial space coming available for sublease in Murray. Rare yard space is included in this lease making this price a bargain. There are two ground level doors and one dock with lots of open warehouse space and modern office built out. The building features a versatile layout of flexible industrial space perfect for light industrial uses, distribution, equipment storing and more. Price is firm with sublease terms. Located in the M-G (Manufacturing) zone with many approved industrial uses. Property is not fire-sprinkled. Sublease is through 5/31/2028.

Location Overview

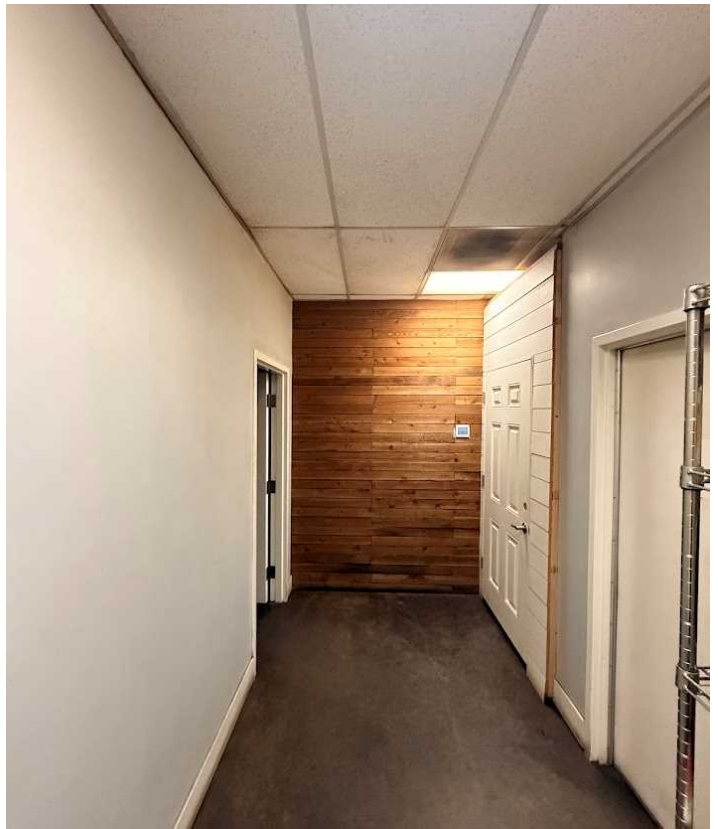
Centrally located near I-15 and I-215 this location offers excellent mid valley access to all major transportation corridors. If you are looking for industrial space right in the center of the Salt Lake Valley, you won't find a better option.

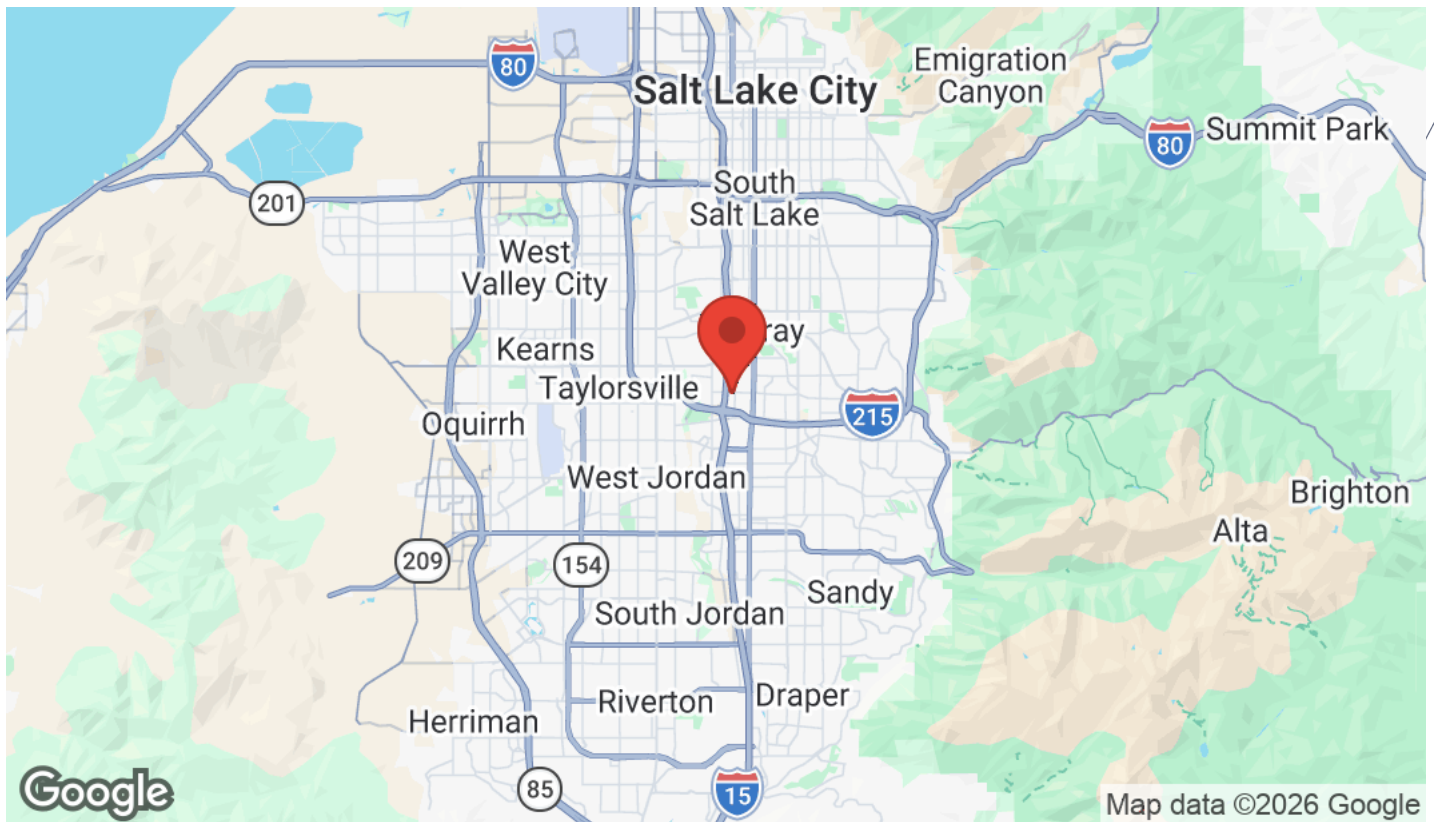
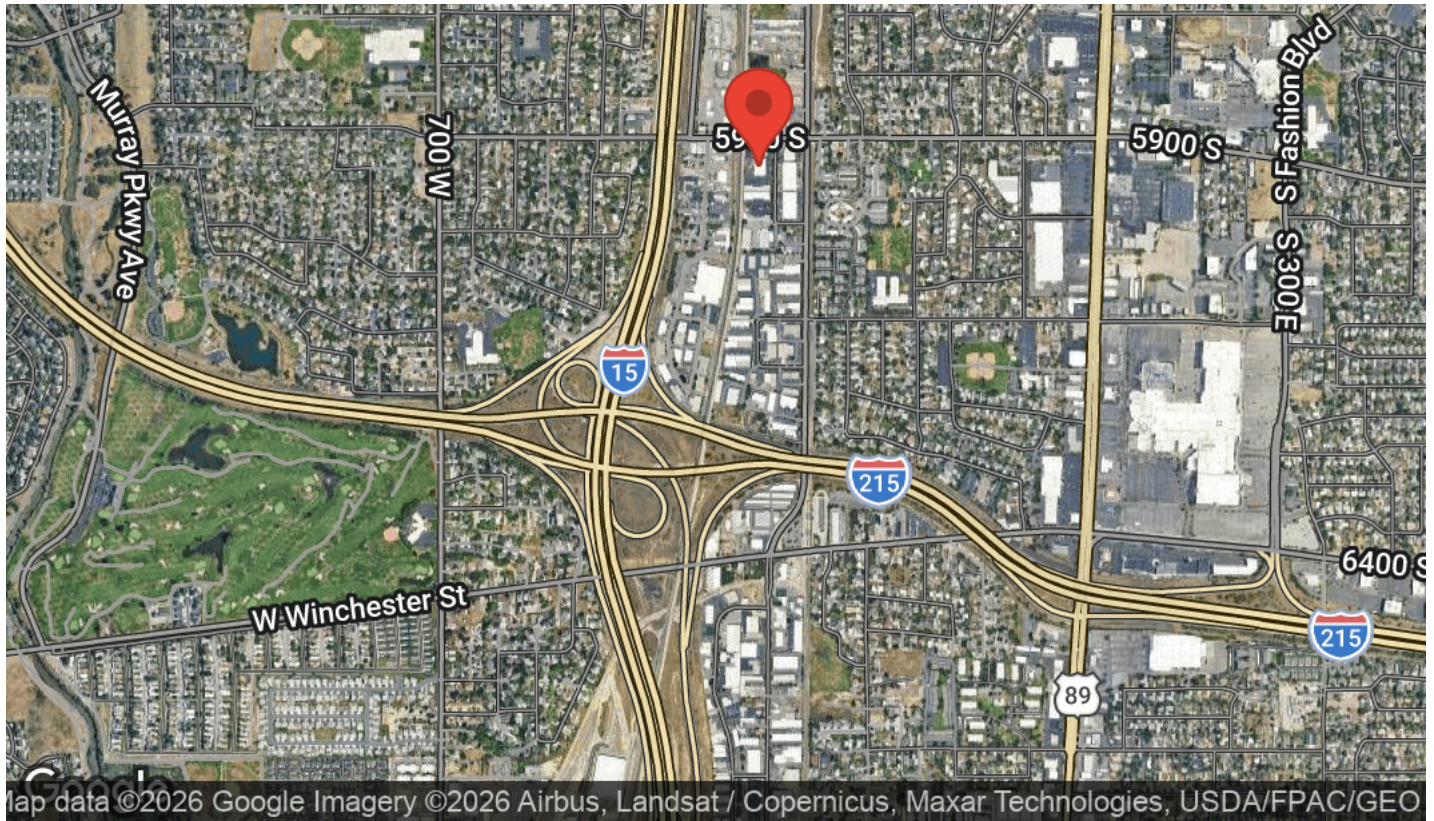


Combined units (10,000 SF) as shown in floor plan below are 5924-5922.
Sublease available through 5/31/2028







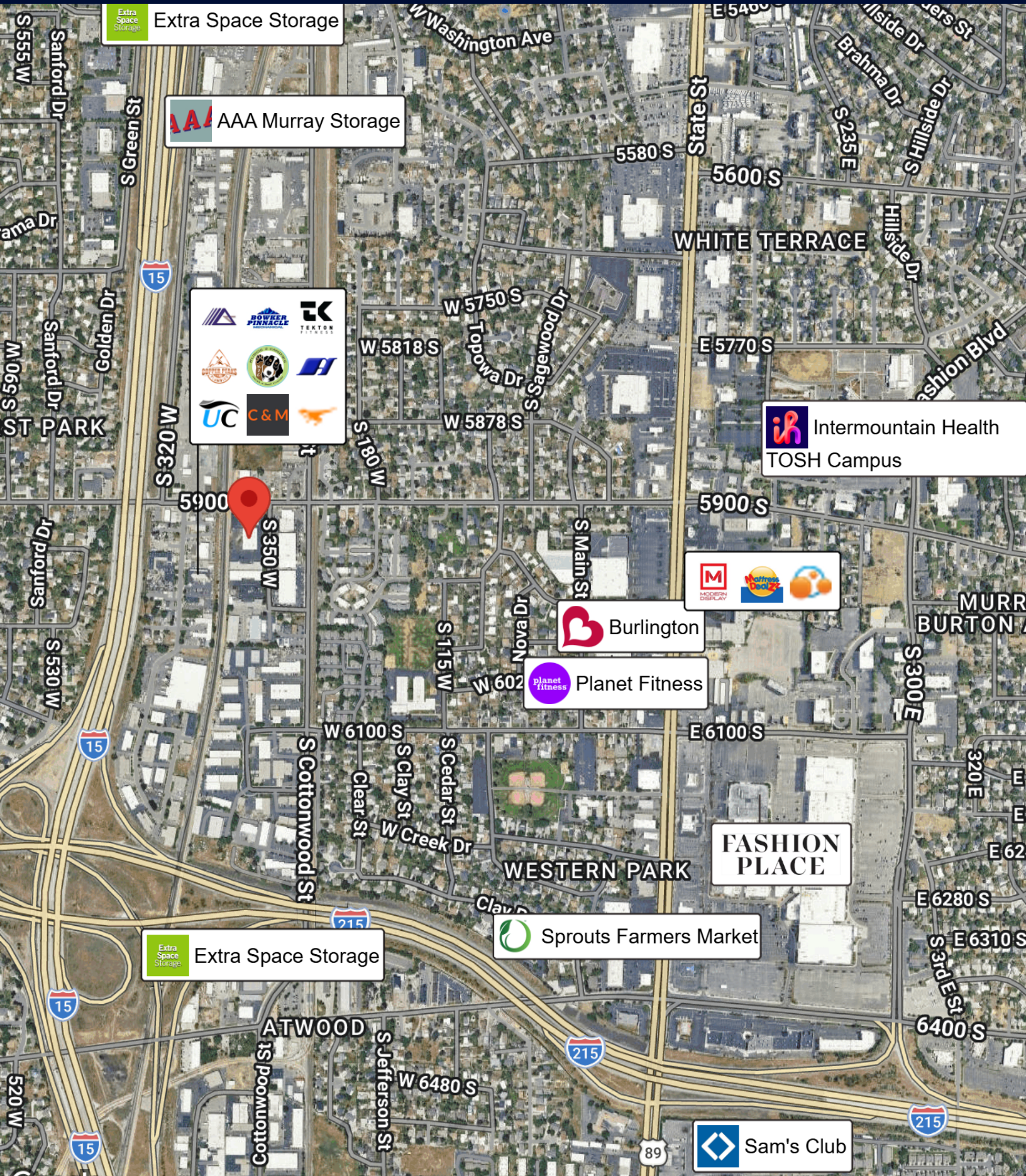


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BUSINESS MAP

MURRAY INDUSTRIAL

5924 South 350 West
Murray, UT 84107



Extra Space Storage

AAA Murray Storage

A collection of logos for various businesses, including Bower Pinnacle, Tekton, UC, and C&M.

Intermountain Health
TOSH Campus

Logos for Modern Delray, Mattress Firm, and another business.

Burlington

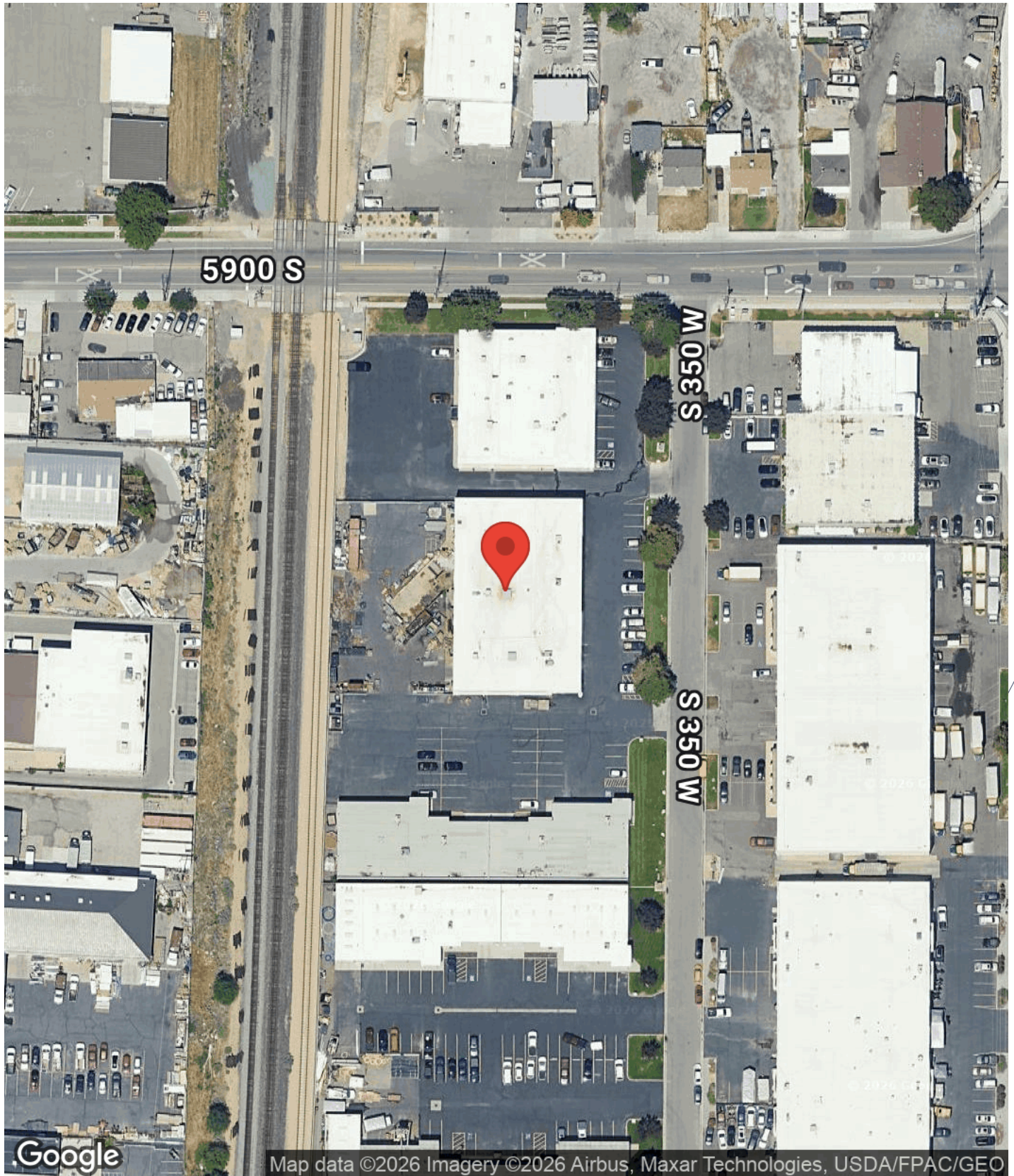
Planet Fitness

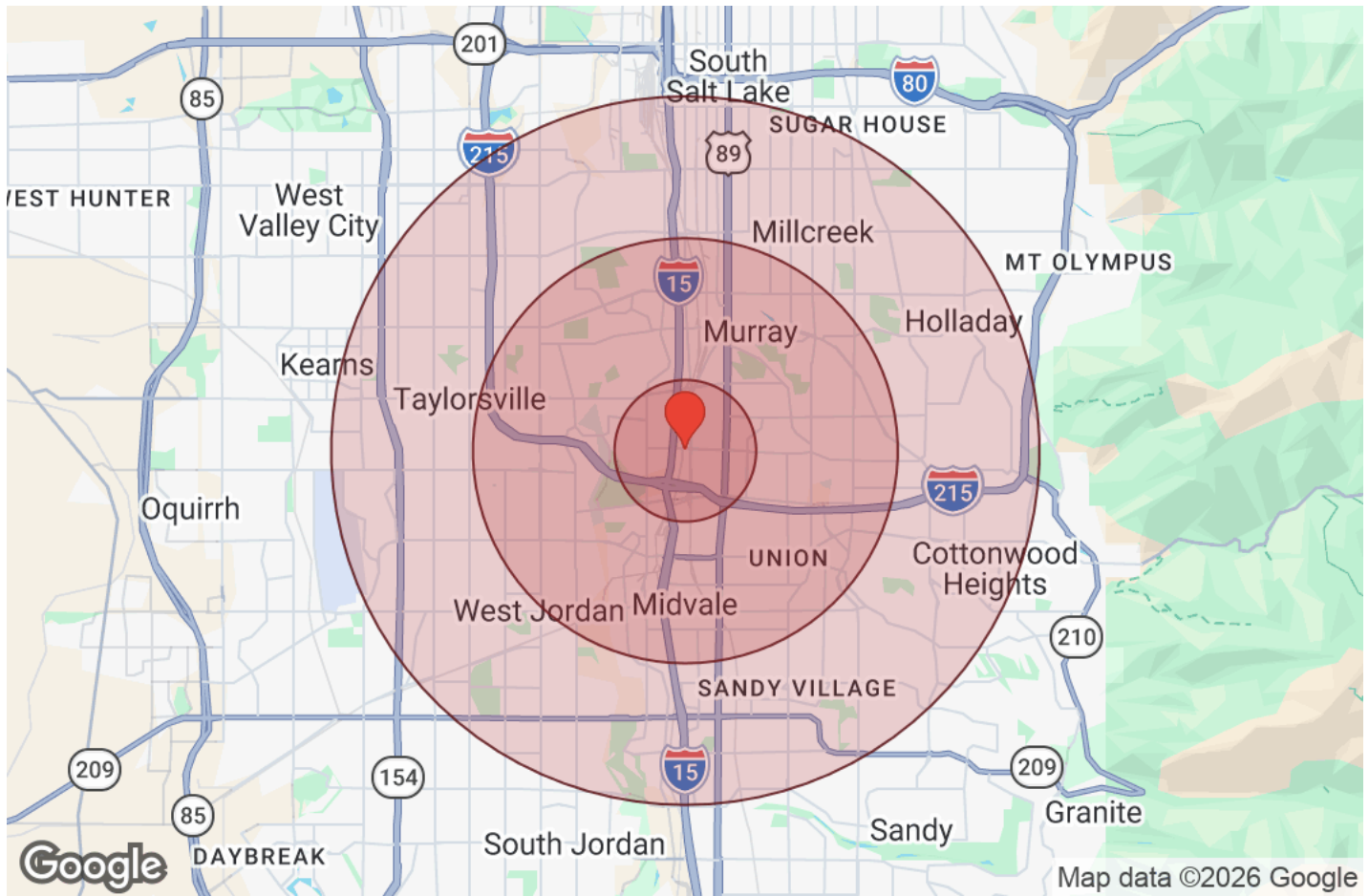
FASHION PLACE

Sprouts Farmers Market

Extra Space Storage

Sam's Club





Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles
Population			
Male	4,587	72,349	195,469
Female	4,739	72,974	193,413
Total Population	9,325	145,323	388,882
Race / Ethnicity			
White	6,933	94,474	251,996
Black	110	4,520	11,316
Am In/AK Nat	28	727	1,906
Hawaiian	39	1,453	4,355
Hispanic	1,553	31,041	84,582
Asian	327	7,964	21,466
Multiracial	309	4,679	12,289
Other	26	480	1,011
Housing			
Total Units	3,786	64,080	160,960
Occupied	3,520	58,828	148,052
Owner Occupied	2,895	32,394	87,962
Renter Occupied	625	26,434	60,090
Vacant	266	5,252	12,908

	1 Mile	3 Miles	5 Miles
Age			
Ages 0 - 14	1,641	27,042	73,848
Ages 15 - 24	1,138	19,976	53,890
Ages 25 - 54	3,708	62,048	164,994
Ages 55 - 64	1,189	14,691	39,330
Ages 65+	1,648	21,566	57,321
Income			
Median	\$111,048	\$87,697	\$91,520
Under \$15k	109	3,698	8,362
\$15k - \$25k	67	2,296	5,420
\$25k - \$35k	101	3,077	7,324
\$35k - \$50k	422	6,061	13,996
\$50k - \$75k	479	9,671	23,529
\$75k - \$100k	365	9,079	23,296
\$100k - \$150k	949	12,020	30,635
\$150k - \$200k	468	6,202	16,683
Over \$200k	561	6,722	18,808



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Each Office Independently Owned and Operated

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