



SOUTH SALT LAKE OFFICE WITH WAREHOUSE AVAILABLE FOR SALE OR LEASE

265 W. CROSSROAD SQUARE, SOUTH SALT LAKE, UTAH 84115

RATE REDUCTION!











PROPERTY INFORMATION

- 5,814 SF Office/Warehouse Available
- 4,814 SF Modern, Recently Remodeled Office Space
- 1,000 SF Warehouse Space
- (1) 10' x 8' Ground Level Door
- Clear Height: 12'
- High Quality Furnishings & Amenities
- Full Kitchen, Conference & Theater Room
- Crown Signage Available
- Walking Distance to TRAX Station
- Easy Access to I-15, I-80 & S.R. 201

PURCHASE PRICE: \$1,850,000.00
RATE REDUCTION!: \$16.00/SF NNN

TRAVEL TIMES

	TRAX STATION	2 MINS
	FREEWAY ACCESS	2 MINS
	SALT LAKE INTERNATIONAL AIRPORT	15 MINS
	DOWNTOWN SALT LAKE	15 MINS
	UNIVERSITY OF UTAH	20 MINS
	PARK CITY	40 MINS
	6 SKI RESORTS ALTA, SNOWBIRD, SOLITUDE, BRIGHTON, PARK CITY, CANYONS	30 MINS
	15 GOLF COURSES OLD MILL, MOUNTAIN DELL, SOUTH MOUNTAIN, WILLOW CREEK	15 MINS

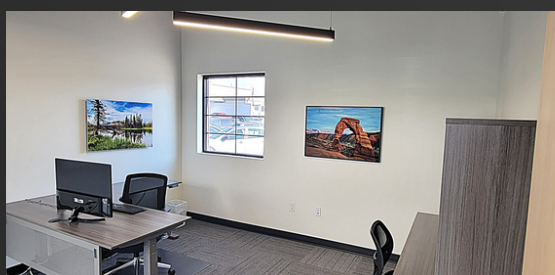
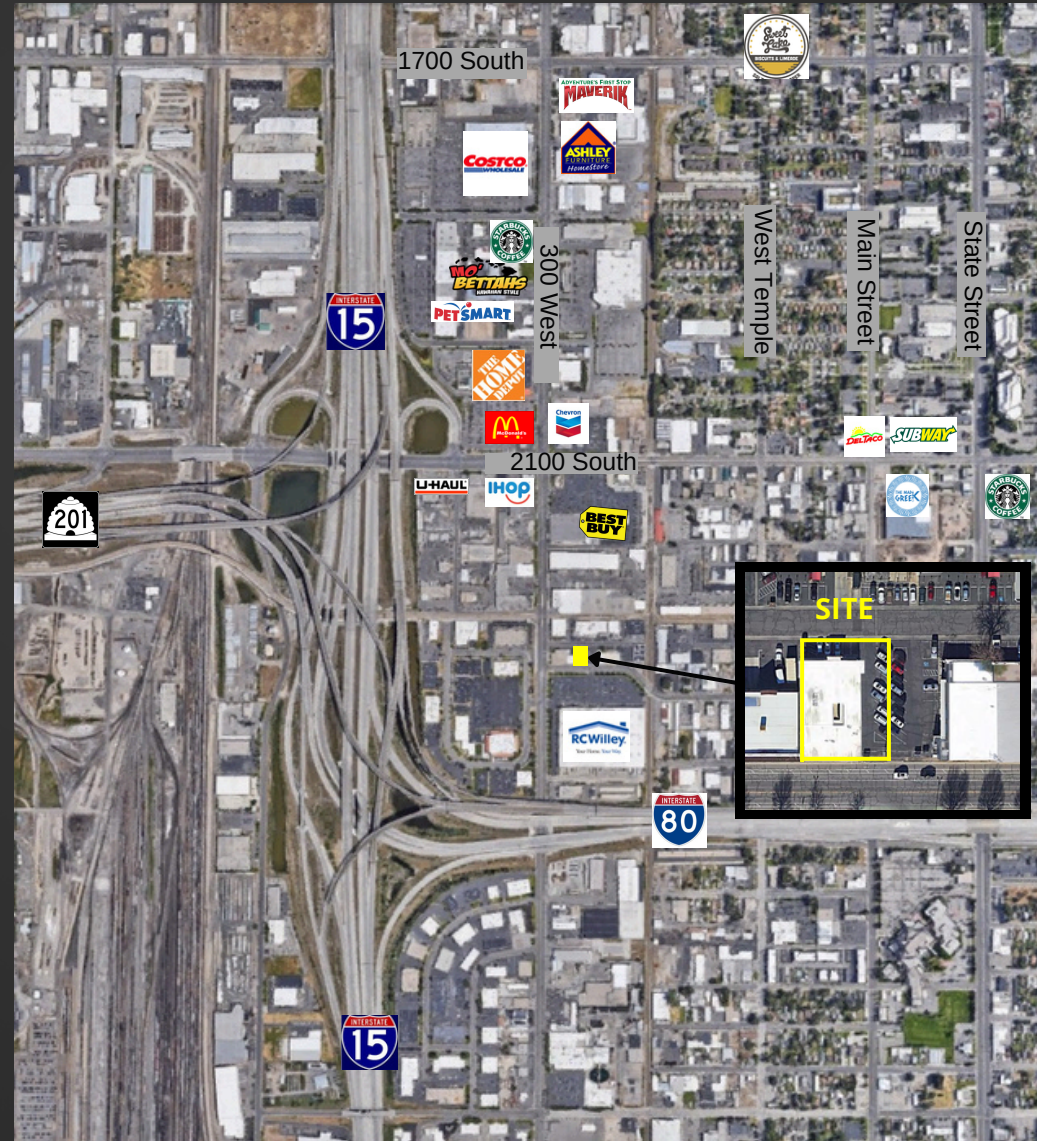
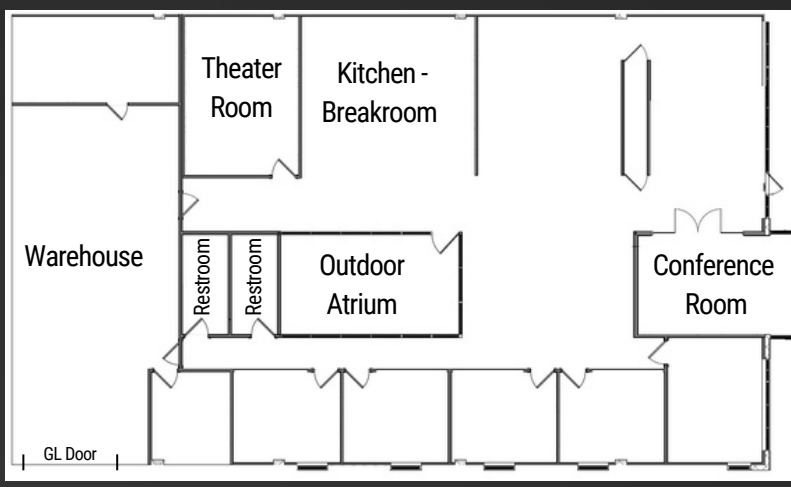
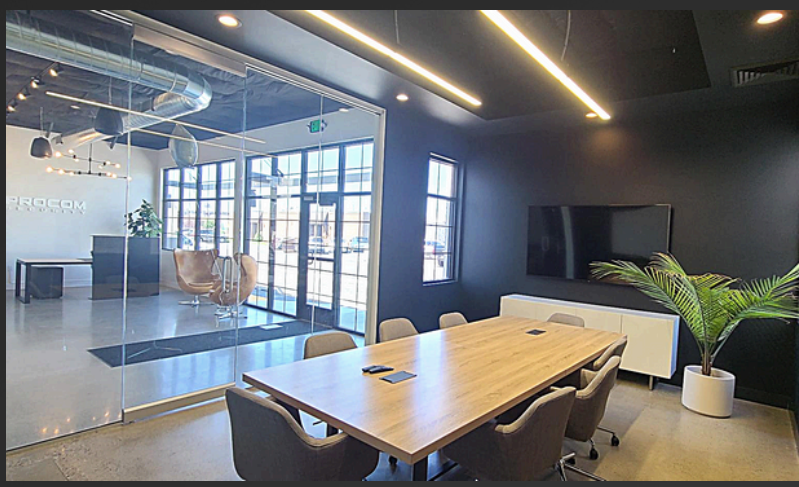
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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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