

FORMER CRAFTSMAN KITCHENS

3591 South 300 West | South Salt Lake, UT 84115



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FOR LEASE OR OWNER-USER SALE

Purchase Price: \$2,500,000
Lease Rate: \$1.00 PSF Monthly
NNN

Property Highlights

- Total Available: 13,032
- Office/Showroom: 4,680 SF
- Warehouse: 8,352 SF
- Grade level doors:
Two (2) 12'x10'
- One (1) 14'x14'
- Clear height: 11'-21'
- Main level showroom
- Gas forced heaters
- Compressed airlines
- Compressor room
- Fire suppression system
- Swamp coolers
- Exhaust vents
- Dust collection system (can be sold separately)
- Fire rated storage room
- Air make up system
- Year built: 2004
- Acreage: 0.50
- Zoning: Transit Oriented Development (TOD)
- Conveniently located off I-15 on the 3300 South exit with easy access on 300 West



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	12,735	144,262	399,044
2028 PROJECTED POPULATION	13,179	151,008	417,582
2023 EST. DAYTIME POPULATION	15,577	99,915	236,372
2023 EST. AVG HH INCOME	\$83,083	\$91,527	\$114,960
2023 EST. HOUSEHOLDS	4,812	59,503	156,982
2023 EST. BUSINESSES	1,334	8,238	20,576

Contact

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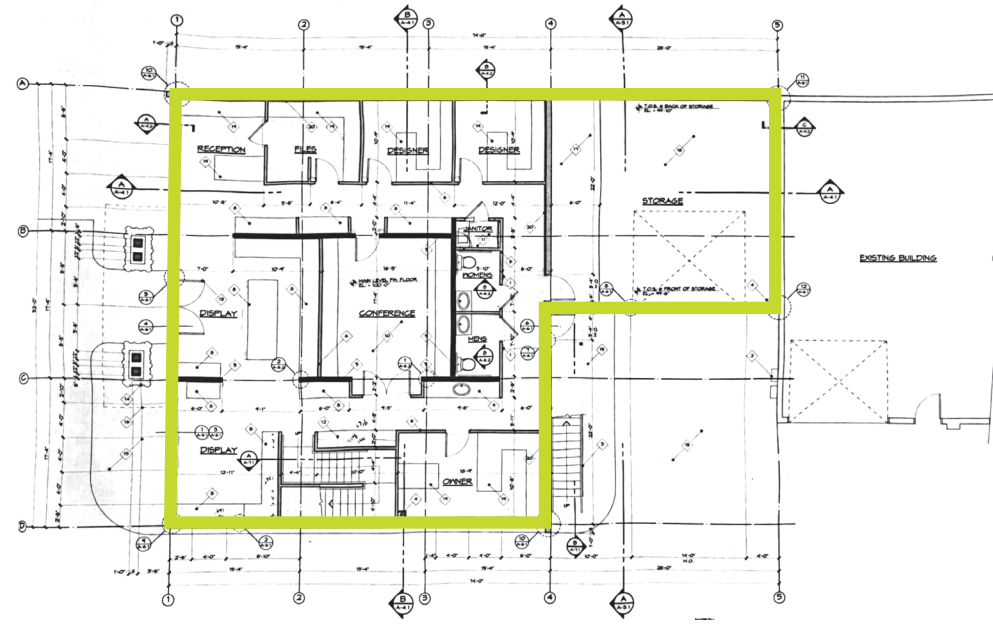
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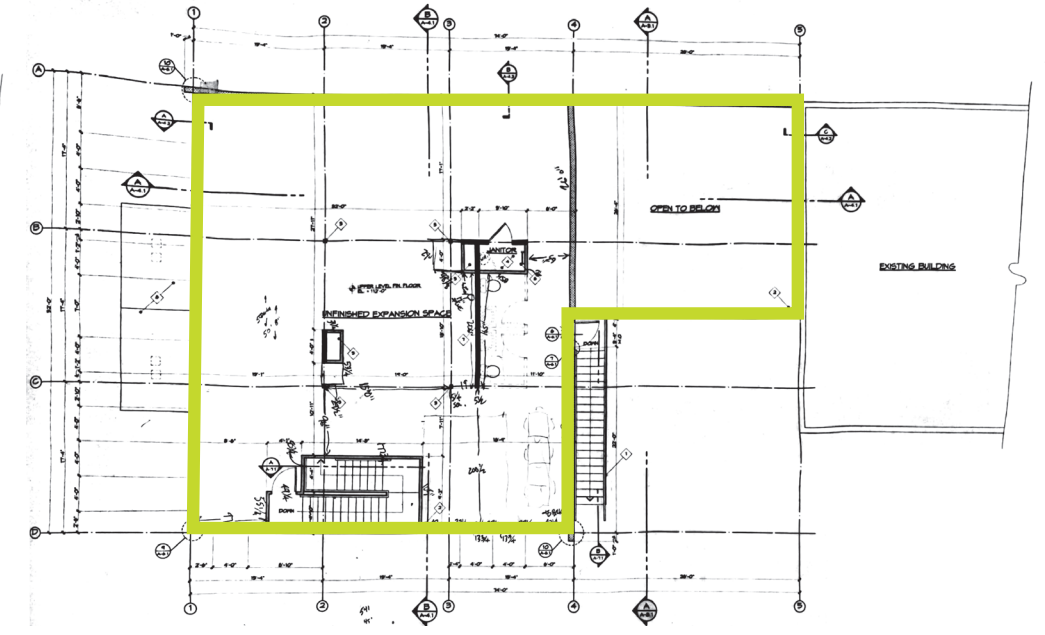
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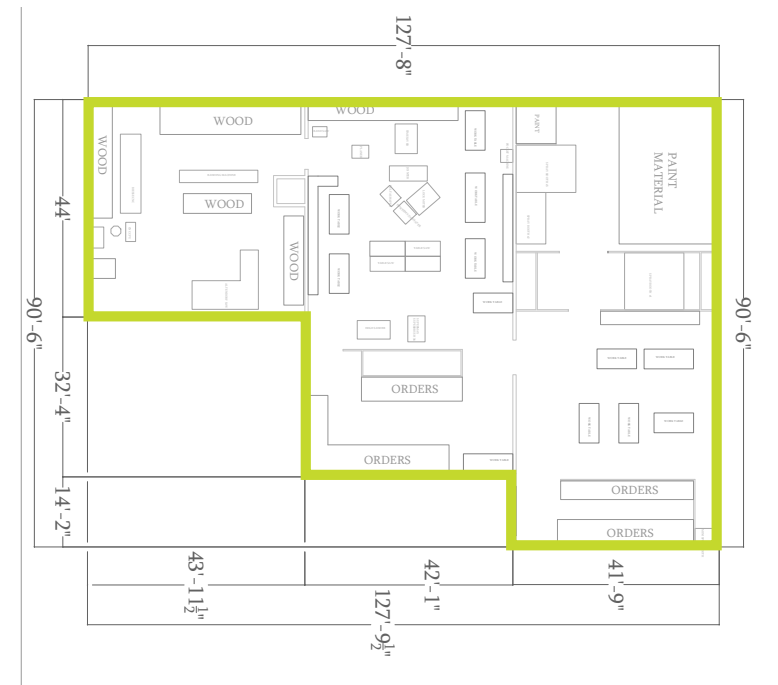
West Building - Main Level



West Building - Upper Level



Rear Shop



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