



Colliers



Industrial for lease

Office-Warehouse with Residential Apartment

6980 South 2300 East
Cottonwood Heights, UT

Size

Approx. 6,000 SF
(not including mezzanine or basement)

- 4,024 SF Warehouse
- 510 SF Office
- 1,462 SF Residential Apartment or Additional Office Space
- 1,282 SF Mezzanine
- 1,870 SF Basement

Features

- Office area has private office with reception/foyer, three bay sink, floor drain, restroom with shower
- Security fencing
- Residential Apartment Features a full-service kitchen with raised bar, spacious living and dining areas, 2 Bedrooms plus office/den, 1 full bath with ½ bath and laundry area
- Apartment may be used as additional office space

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Accelerating success.

Features & Gallery

Building Features

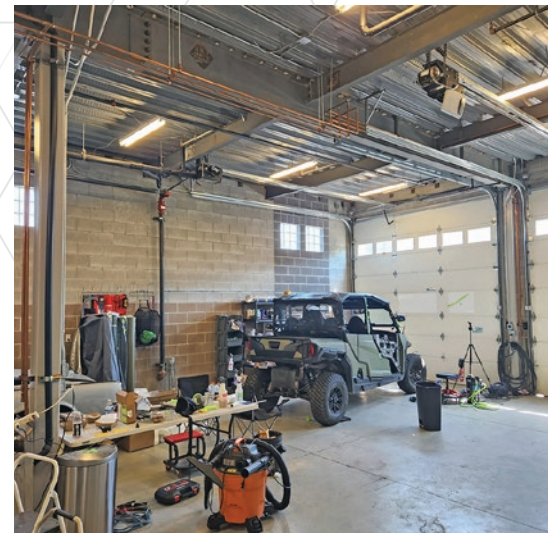
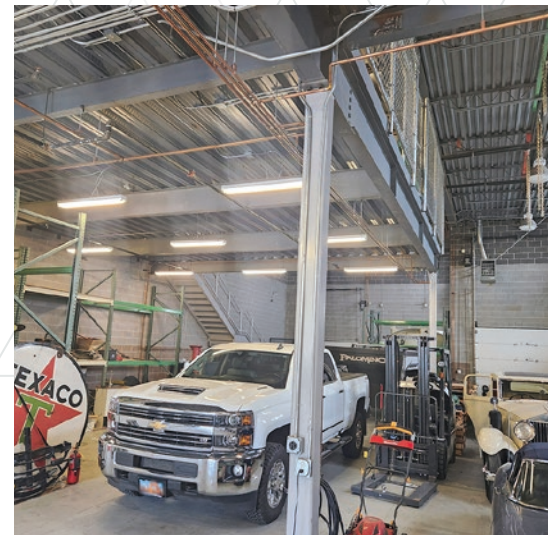
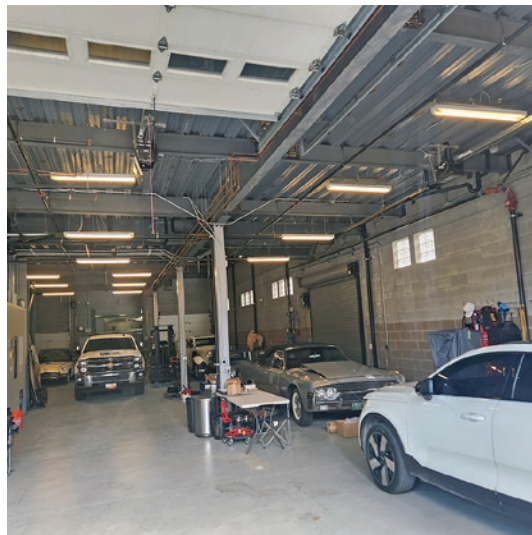
- Zoning: CR (Regional Commercial)
- Wet sprinklered
- Painted/sealed floors
- Air compressor high-pressure copper plumbing lines with nozzle attachments at 6 locations
- 5 Cold water bib faucets; 3 Hot water bib faucets
- Power - 220/240V 50 Amp plug receptacles to power/charge RVs at 6 locations. 110/120V 20 Amp plug outlets strategically located throughout the entire facility on walls and poles.
- Two (2) in-floor 4" RV sewer dump drains connected to city sewer system
- Main level has 15" thick concrete floor that can easily hold 12 tons (24,000 pounds) of weight per 8' x 8' of floor space
- Two large capacity ceiling mounted furnace heaters in warehouse plus two heater units located in the basement
- Steel safety fence surrounding mezzanine with four access points for forklifting materials
- Heavy duty hydraulic dumbwaiter to lift or lower pallets up to 3,000 pounds between main floor and basement
- Basement can store up to 100 pallets of materials

Clear heights

- Warehouse 20' - 24'
- Mezzanine 8.5'
- Basement 8'

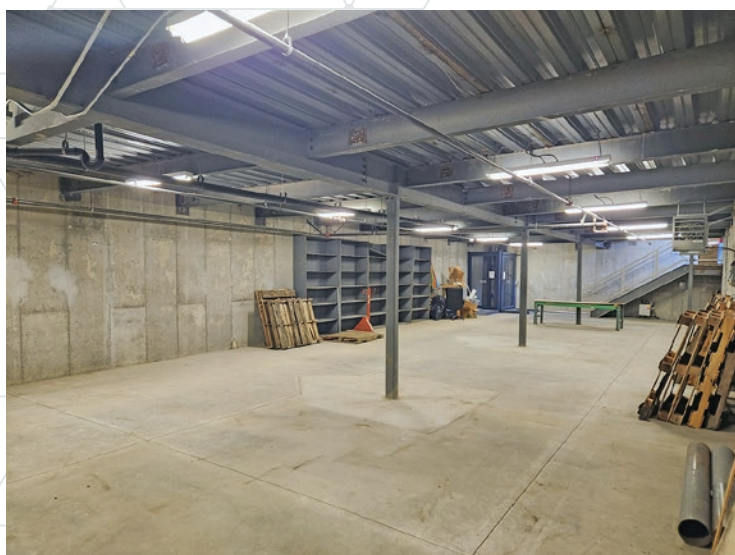
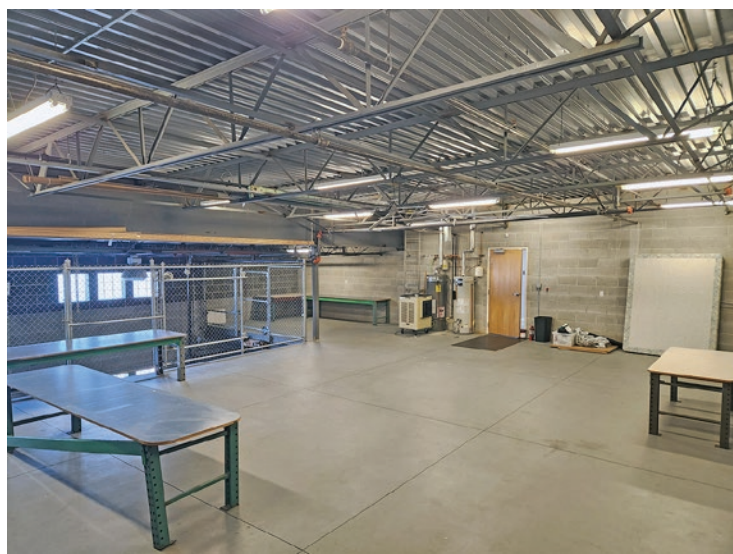
Electric warehouse doors

- 2: Dock High Doors with bumpers
- 1: 10' x 10' Mid Dock Door (pickup truck bed height)
- 2: 12' x 12' Grade Level Doors



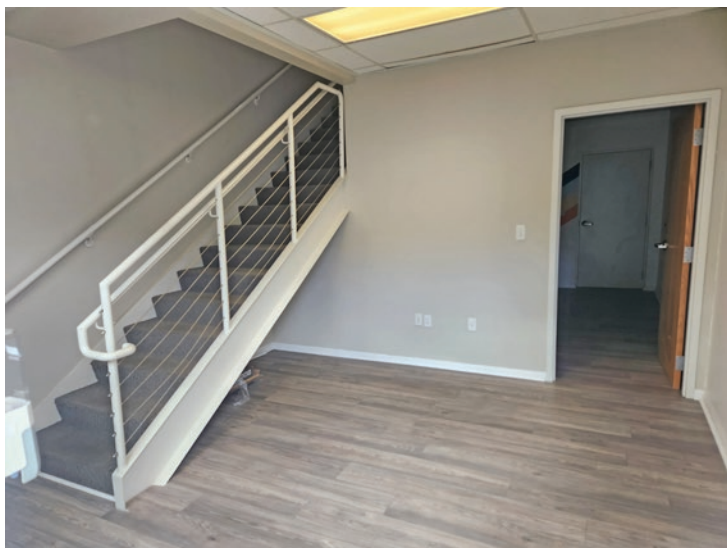
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Photos & Floor Plan



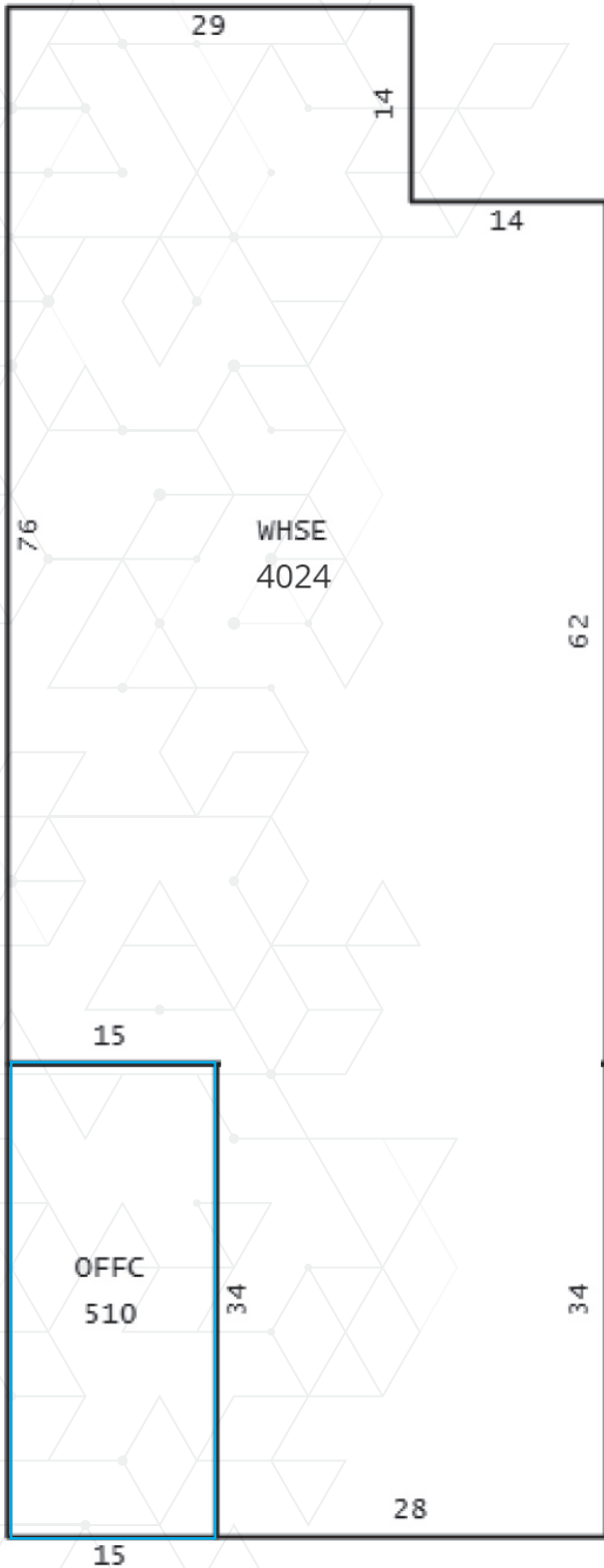
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Apartment Photos

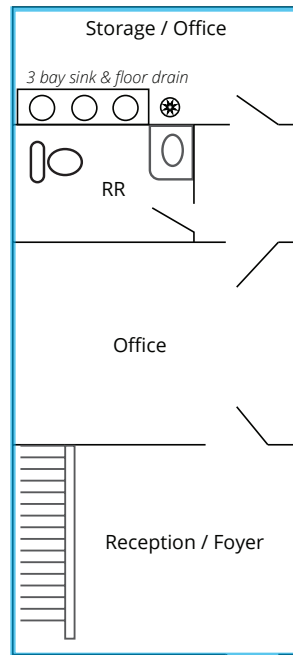


Floor Plans

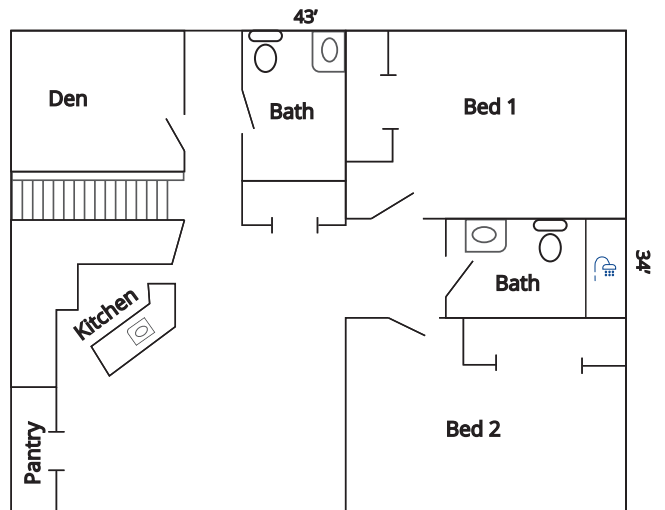
Main Level



Floor plans are for representational purposes only and not to scale.



Upstairs Apartment - 1,462 SF



4,969 ADT

62,062 ADT

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Site Aerial

79,810 ADT

644 ADT

28,578 ADT

16,221 ADT

2300 E 12,081 ADT

52,255 ADT Highland Dr

10,623 ADT

7,659 ADT

SITE



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