



INDUSTRIAL INVESTMENT FOR SALE

3065 S. West Temple
SOUTH SALT LAKE, UT 84115



Central Location, Less than Five Minutes from I-15 and I-80

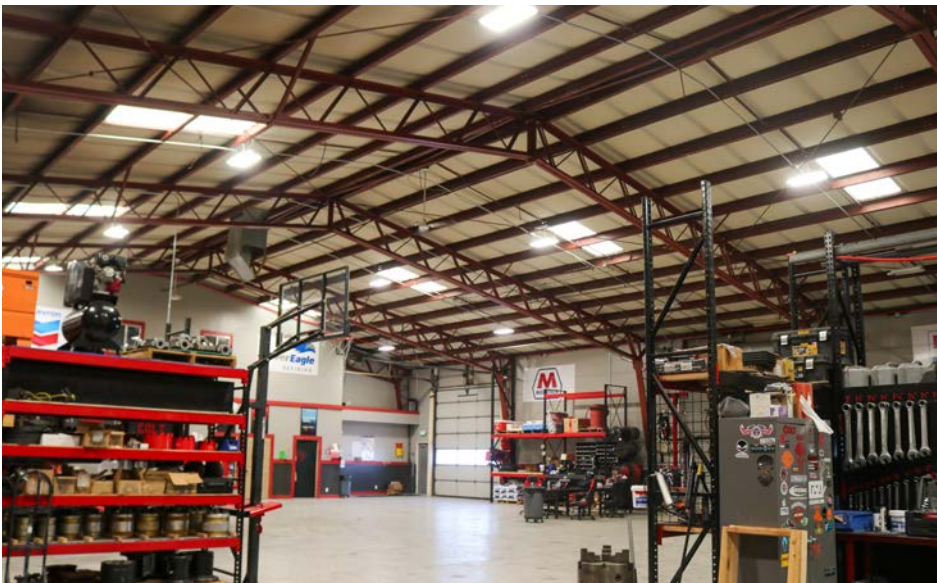
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Property Features

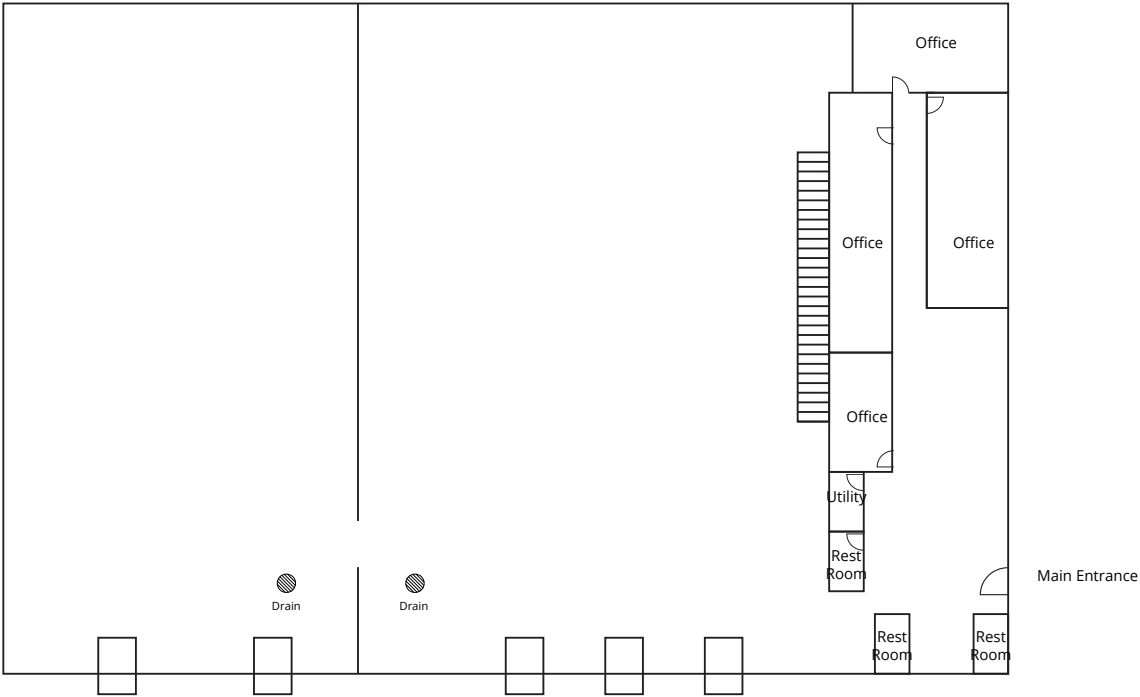
0.67 Acres

14,710 Total SF

- 10,710 SF warehouse
- 2,200 SF office
- 1,800 SF mezzanine*
*Open storage with a remodeled kitchen
- 800 Amps, 480 Volt, 3-Phase power
- Five (5) 14' x14' automatic grade level doors
- CG Zoning (Commercial General)
- Built in 1976, fully renovated in 2024
- Excellent access to I-15 and I-80
- Fully fenced yard
- Prime South Salt Lake location
- Skylights throughout the warehouse



Floor Plan



Tenant Overview

Rental Rate	\$16,000
Rental Escalations	None
Leased Area	14,710 SF
Lease Expiration	October 17, 2027
Renewal Options	Two options to renew for 3 years at FMV



Colt Industrial Group is a nationally recognized leader in specialty industrial services, with 40+ years of experience and 30+ locations across the U.S. Ranked among the top five in steam and industrial repair, Colt is a creditworthy tenant with a strong financial foundation and a proven growth trajectory.

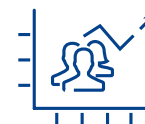


Demographics 3-Mile Radius



Population

154,438



2029 Projected Population

161,725



Average Household Income

\$101,194



Median Household Income

\$75,492



Median Age

34.0

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