

Colliers

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

Colliers | 6440 S. Millrock Dr., Suite 500 | Salt Lake City, UT | colliers.com

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



Tenant Overview

Rental Rate \$16,000

Rental Escalations None

Leased Area 14,710 SF

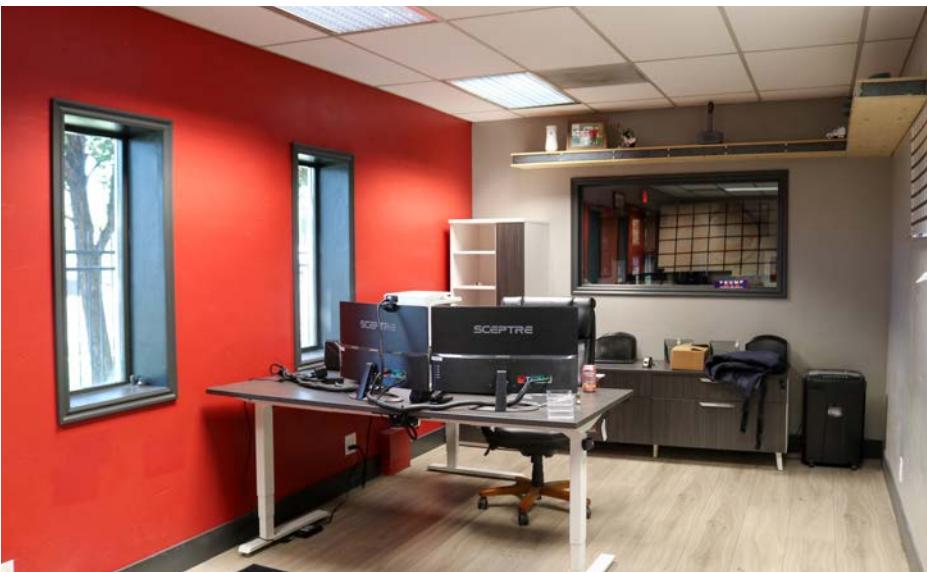
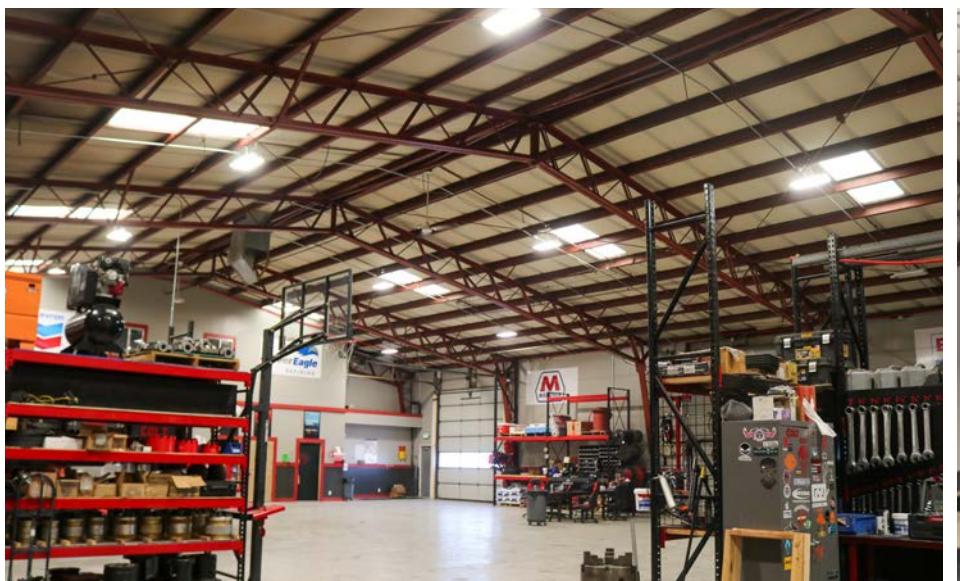
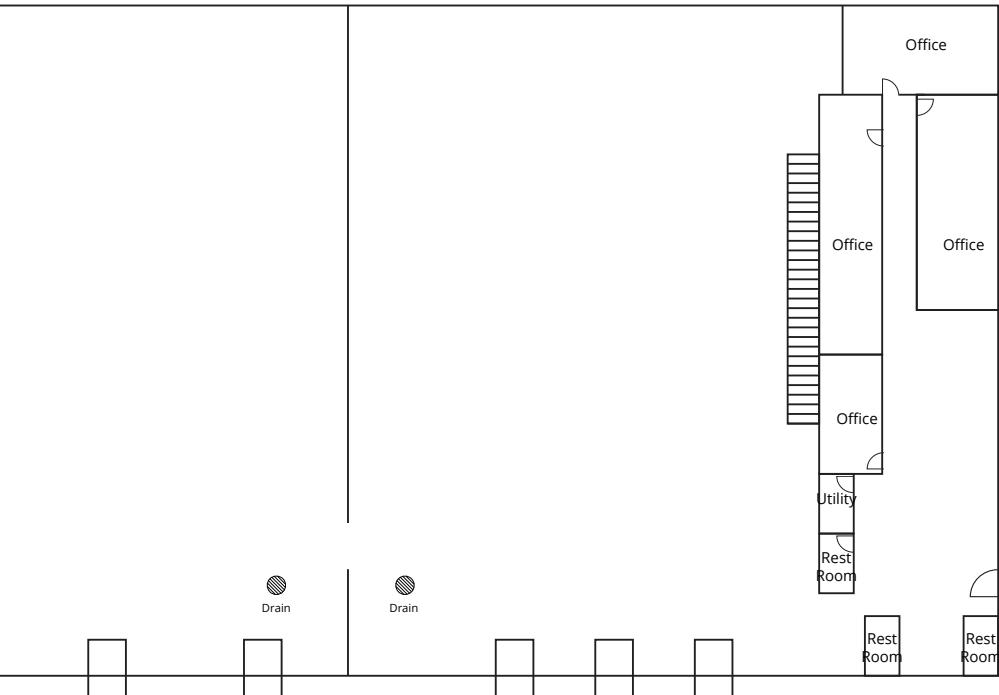
Lease Expiration October 17, 2027

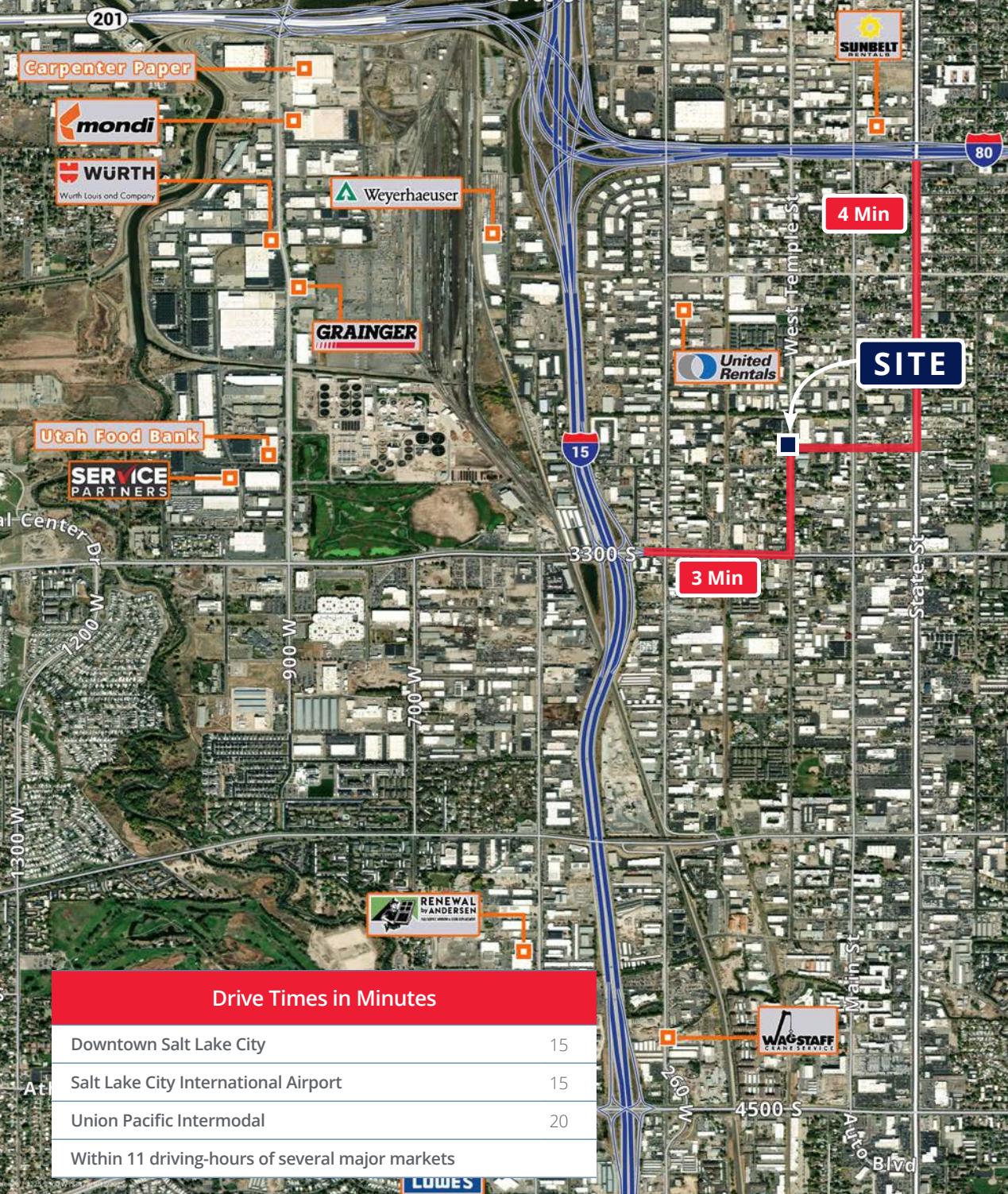
Renewal Options Two options to renew for 3 years at FMV



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.

Floor Plan





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

Ethan Wallace

Associate
+1 901 497 0790
ethan.wallace@colliers.com

Rusty Bollow, SIOR, CCIM, MRED

Executive Vice President
+1 801 633 4800
rusty.bollow@colliers.com

Bobby Stevens, SIOR

Senior Vice President
+1 801 696 9617
bobby.stevens@colliers.com

Colliers

6440 S. Millrock Dr., Suite 500
Salt Lake City, UT 84121
Main: +1 801 947 8300
colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

Colliers