
AUTOMOTIVE RETAIL/SHOP/WAREHOUSE PROPERTY FOR LEASE / ASSIGNMENT

2021 N. Redwood Road · Salt Lake City, Utah 84116



PROPERTY HIGHLIGHTS

- Large 14,300 sq ft automotive facility
- Huge shop space with excellent workflow layout
- Large dedicated detail bay
- Professional photo booth area for online listings
- Fantastic landscaped frontage providing strong curb appeal
- Outstanding drive-by visibility on North Redwood Road
- Proven high-volume sales location — former tenant averaged nearly *180 vehicle sales per month*
- 1.30 acres of secure yard space

BUILDING BREAKDOWN

- **Office Space:** 3,200 sq ft
- **Paint Shop:** 1,800 sq ft
- **Warehouse (South Wing):** 7,000 sq ft

- **Truck Repair Shop:** 2,300 sq ft
 - **Detail Bay:** Large, open, well-lit
 - **Photo Booth:** Dedicated area for high-quality inventory imaging
 - **Yard:** Approx. 1.30 acres (parking, storage, truck access)
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LEASE SUMMARY

- **Term:** Present – February 28, 2029 (Initial leased occurred Mar. 2024)
 - **Assignable with landlord consent** (cannot be unreasonably withheld)
 - **Base Rent:**
 - Months Present–24: \$11,950
 - Months 25–36: \$12,400
 - Months 37–48: \$12,850
 - Months 49–60: \$13,250
 - **CAM/NNN:** Estimated \$4/sq ft (\$4,766.67/mo) — Tenant pays 55%
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PERMITTED USES

- Vehicle sales
 - Mechanical repair
 - Paint & body operations
 - Recon & detailing
 - Washing, loading/unloading
 - Outside vehicle storage
 - Use/storage of automotive oils, solvents, filters, and parts
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LOCATION ADVANTAGES

- Major traffic corridor
 - Superb drive-by exposure
 - Attractive frontage landscaping
 - Easy customer access
 - Excellent visibility for signage
 - Situated in a high-demand SLC automotive zone
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IDEAL FOR:

Dealerships · Recon centers · High-volume retail automotive · Wholesale operations Mechanic shops · Body shops · Fleet/diesel · RV/trailer sales





