

# FOR SALE OR LEASE RAIL SERVED WAREHOUSE

1398 L Avenue, Bldg. 699  
Tooele, Utah 84074

90,000 SF Warehouse in  
Peterson Industrial Depot



## PROPERTY HIGHLIGHTS:

- 90,000 SF (demisable to 45,000 SF)
- Active Rail
- 20 min to Salt Lake International Airport with easy access to I-80 (a major East-West distribution corridor)
- Shorter travel times to/from southern Utah via SR-36 (45+ minutes savings vs. I-15)
- Located near Tooele Army Depot, Lakeview Business Park, and Utah Motorsports Campus
- Lot size: 4.97 Acres
- Dry Fire Suppression
- Lighting: LED
- Loading: 22 Drive-in Doors (12'x12' and 12'x14')
- Clear Height: 12' - 16'
- Power: 300 amp/ 3 Phase/ 120-208 Volt
- Zoning: M-1
- Parking Stalls: 146
- New Unit Heaters
- Call agent for lease rate

**Josh Wangsgard, MBA**  
Principal Broker

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Mobile +1 801 721 8535

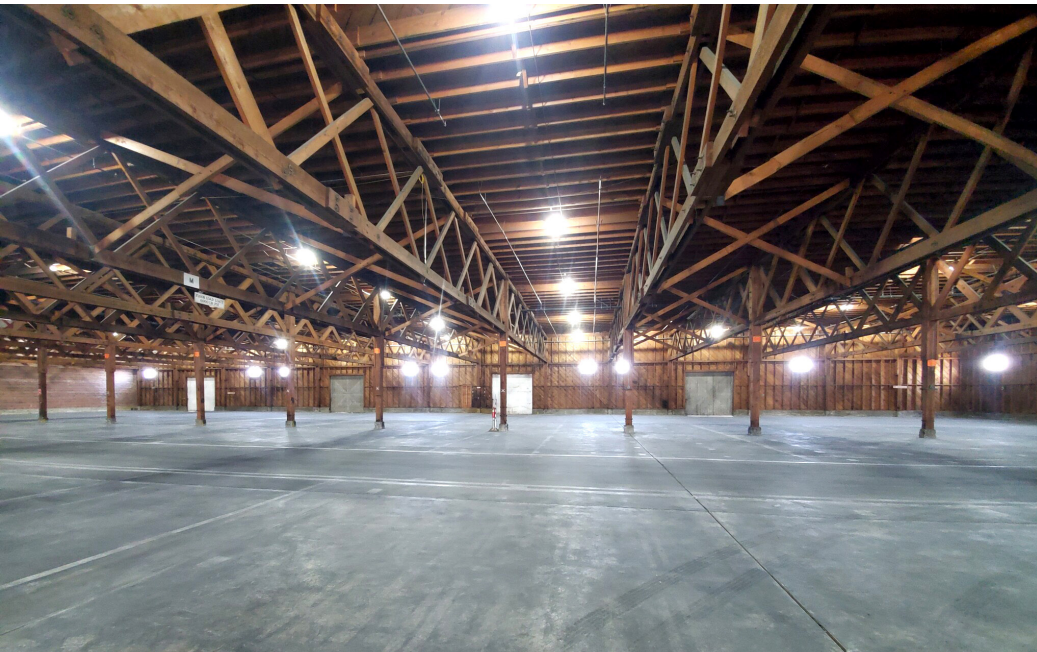
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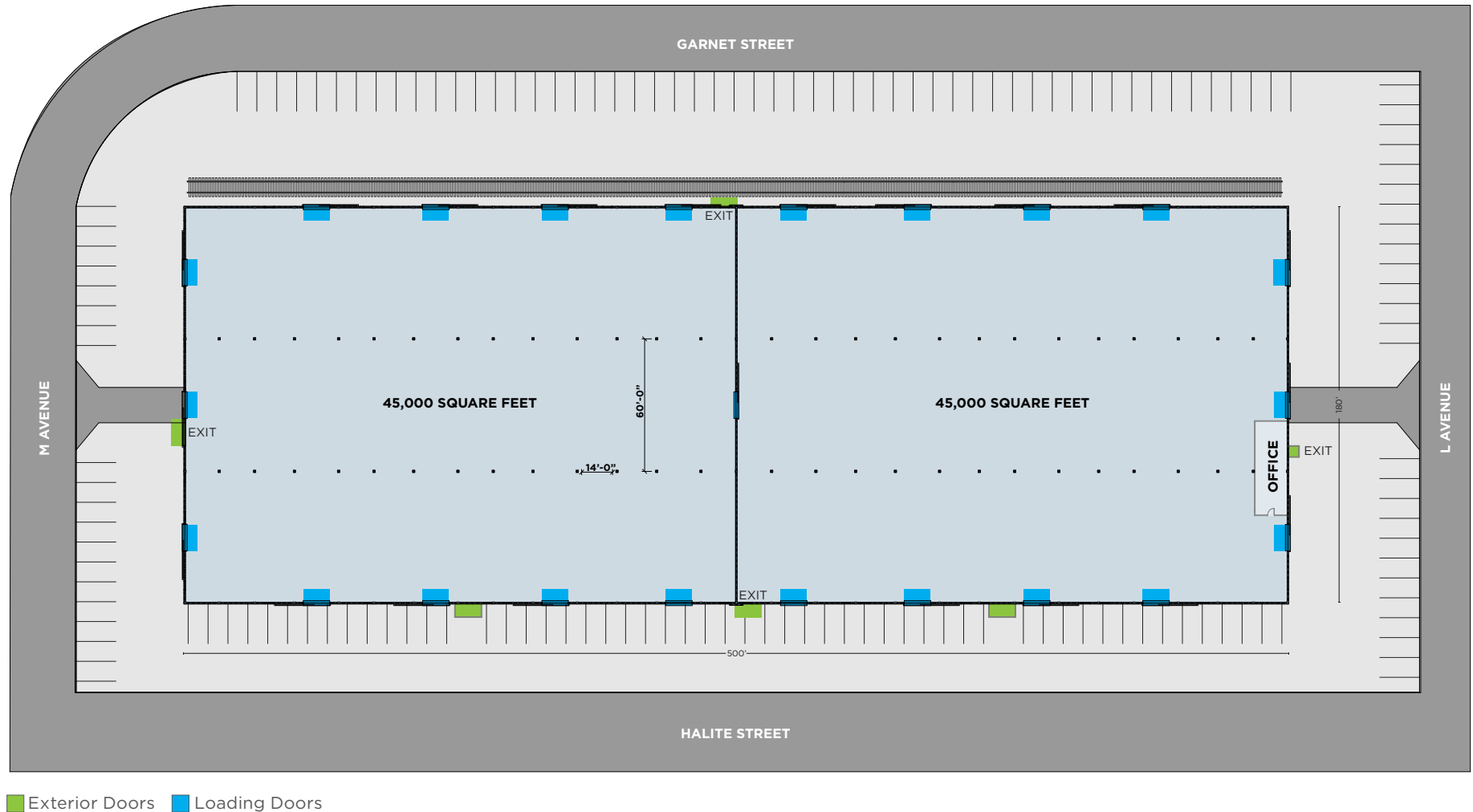


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## FLOOR PLAN



## Contact

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## REGIONAL MAP



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## REGIONAL TRAVEL TIMES



## LOCAL AREA



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