

# FOR SALE

# ALIGN

COMPLETE REAL ESTATE SERVICES

2970 S WEST TEMPLE, SOUTH SALT LAKE CITY, UT

SMALL BAY / INDUSTRIAL INVESTMENT



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**ALIGN**  
COMPLETE REAL ESTATE SERVICES

Managed by

  
**IRONWOOD**  
P A R T N E R S

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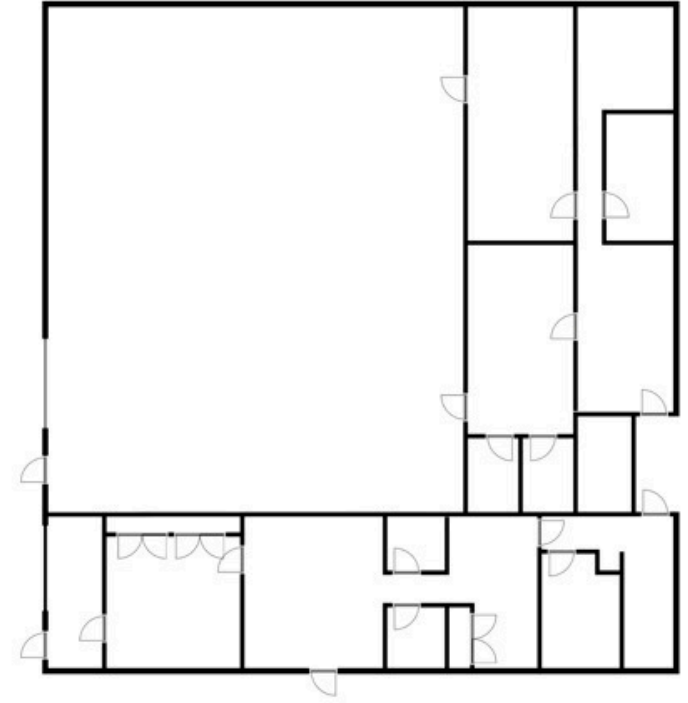
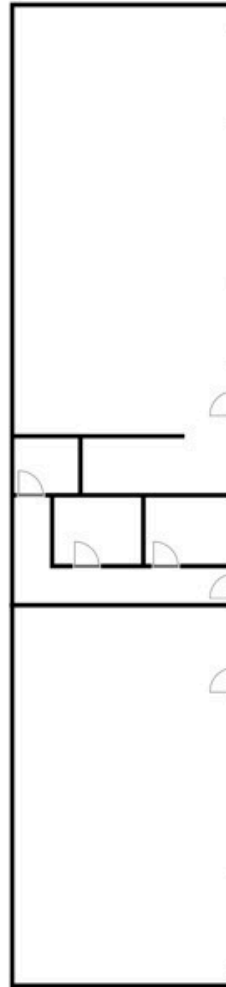
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# PROPERTY DETAILS

Address	2970 S West Temple
Asset Type	Small Bay Industrial
Building Size	8,366
Site Size	.45 of an acre
Year Built	1972
Parcel Number	15-25-276-019
Zoning	TOD
# of Units	4
Vacancy	0%
List Price	\$2,300,000.00
NOI	\$138,720.00



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# RENT ROLL



## Rent Roll

As of 1/15/2026, West Temple Management, LLC, Current leases

Prepared By: Ironwood Partners, LLC  
PO Box 1543  
Draper, UT 84020

								Recurring					
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Cycle	Rent Start	Rent	Charges	Credits	Total	Deposits Held	Prepayments	Balance Due
West Temple Management, LLC													
Unit A	Jeremy Porter	5/1/2025	4/30/2027	- / -	Monthly	5/1/2025	5,423.85	6,323.32	0.00	6,323.32	5,586.57	0.00	(542.38)
							CAM	899.47					
							RI Rent Income	5,423.85					
Unit B	Colour Maisch, Jorge Rojas	5/1/2023	5/31/2026	- / -	Monthly	5/1/2023	2,142.99	2,443.62	0.00	2,443.62	1,650.00	0.00	0.00
							RI Rent Income	2,142.99					
							CAM	300.63					
Unit C	Cathy Sergo	3/23/2023	3/31/2028	- / -	Monthly	3/23/2023	3,994.34	4,632.11	0.00	4,632.11	1,000.00	0.00	0.00
							CAM	637.77					
							RI Rent Income	3,994.34					
Total for West Temple Management, LLC							\$11,561.18	\$13,399.05	\$0.00	\$13,399.05	\$8,236.57	\$0.00	(\$542.38)



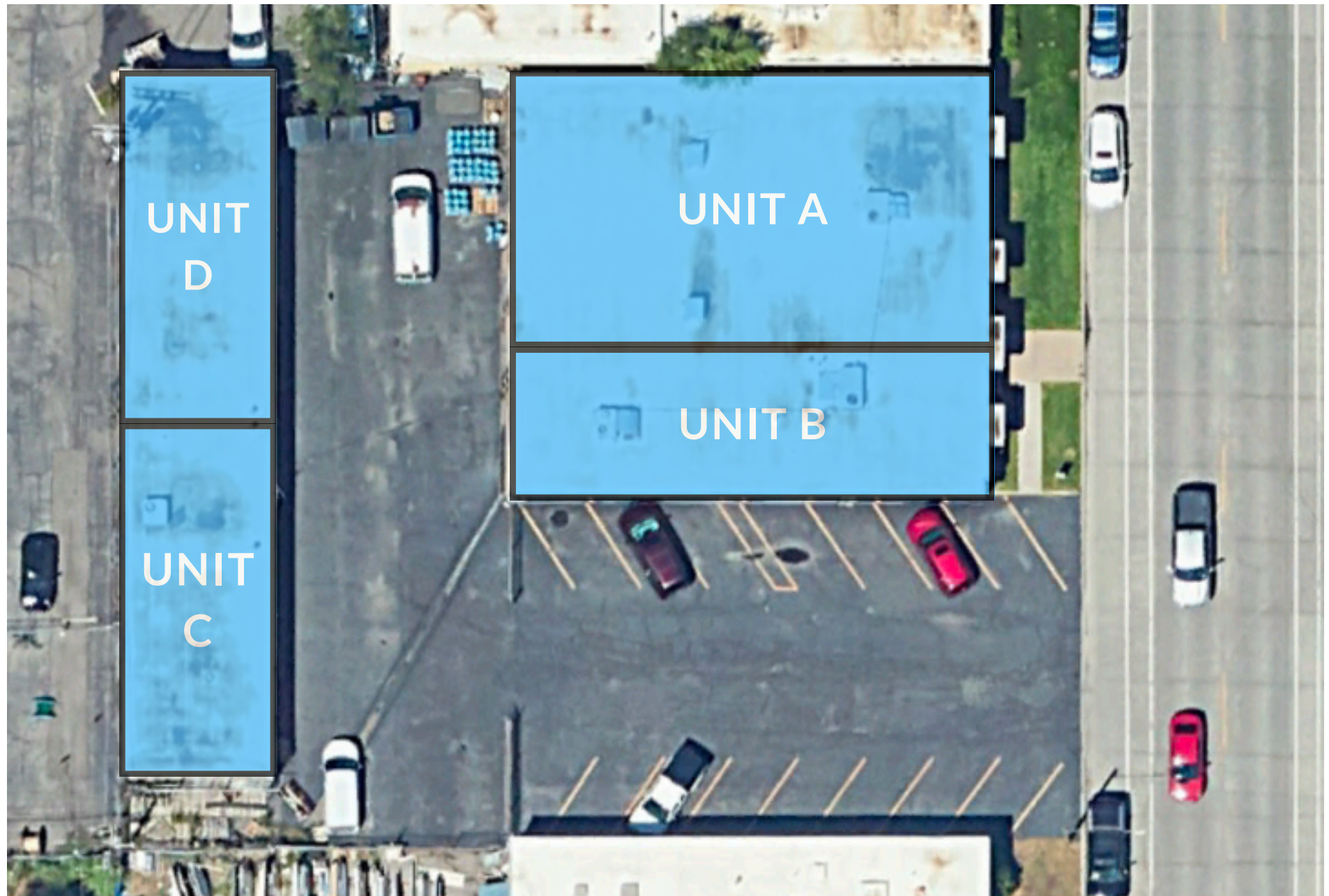
# UNIT MIX

Unit Type	Square Feet
Unit A	4,090 SF
Unit B	1,376 SF
Unit C	1,450 SF
Unit D - Combined with unit C	1,450 SF
TOTAL SQUARE FOOTAGE	8,366 SF





# SITE PLAN





# LOCAL AREA MAP





