

**TEMPERATURE CONTROLLED
WAREHOUSE**



Orange Street East Warehouse

FOR LEASE OR SALE

389 S. ORANGE ST.
SALT LAKE CITY, UT 84104

NEWMARK
 **MOUNTAIN WEST**

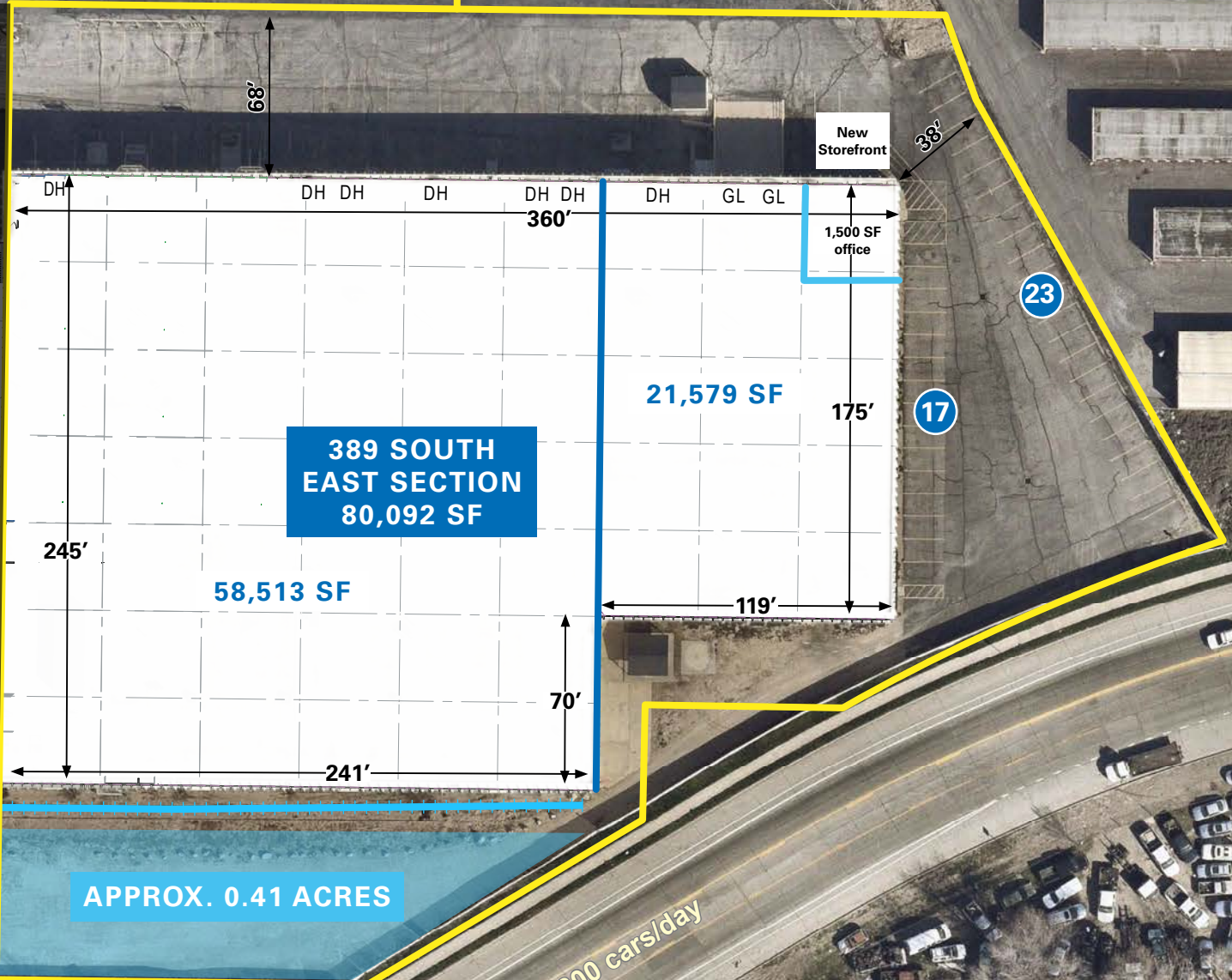
Orange Street

3.36 ACRES

NOT A PART
SEPARATE PARCEL

POTENTIAL RAIL SERVICE

APPROX. 0.41 ACRES



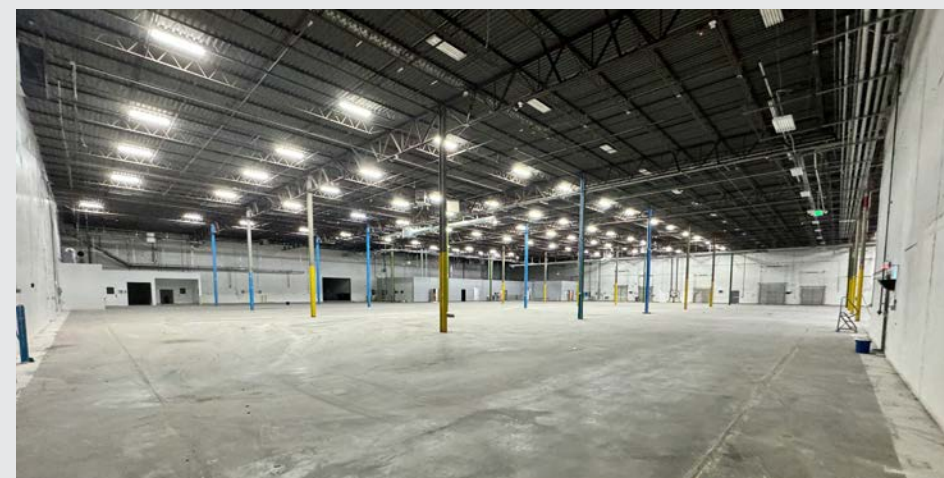
6,800 cars/day

400 South

For Sale: \$140 PSF
For Lease: \$0.75

PROPERTY HIGHLIGHTS

- Total available: 80,092 SF building
 - 1,500 SF New Spec Office
 - 78,592 SF warehouse
- Divisible to ±21,000 SF & 59,092 SF Units
- 3.36 acres
- Zoning: M-1 (Light Manufacturing District)
- Built in 1974
- Clear height: 25'
- Seven (7) dock high doors (10'x10')
- Two (2) ground level doors (10'10')
- Column spacing: 35'x40'
- Wet Sprinklered
- Floor drains
- 1600 amps / 277/480 V / 3-phase
- Forty (40) auto parking stalls
- Potential for rail service
- Near the nexus of I-80 and I-215



80,092 SF For Sale/Lease

Exclusively marketed by:

Jeff Heaton, SIOR
Executive Managing Director
t 801-578-5539
jheaton@newmarkmw.com

Eli Priest
Senior Managing Director
t 801-746-4746
epriest@newmarkmw.com

Orange Street

NOT A PART

LOT: 3.36 Acres

389 SOUTH
EAST SECTION
80,092 SF

POTENTIAL RAIL SERVICE

400 South

6,800 cars/day

24,000 cars/day

Redwood Road

ORANGE STREET MANUFACTURING FACILITY



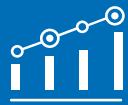
Utah by the Numbers



2025 TOTAL
POPULATION



2020-2025
POPULATION ANNUAL
GROWTH RATE

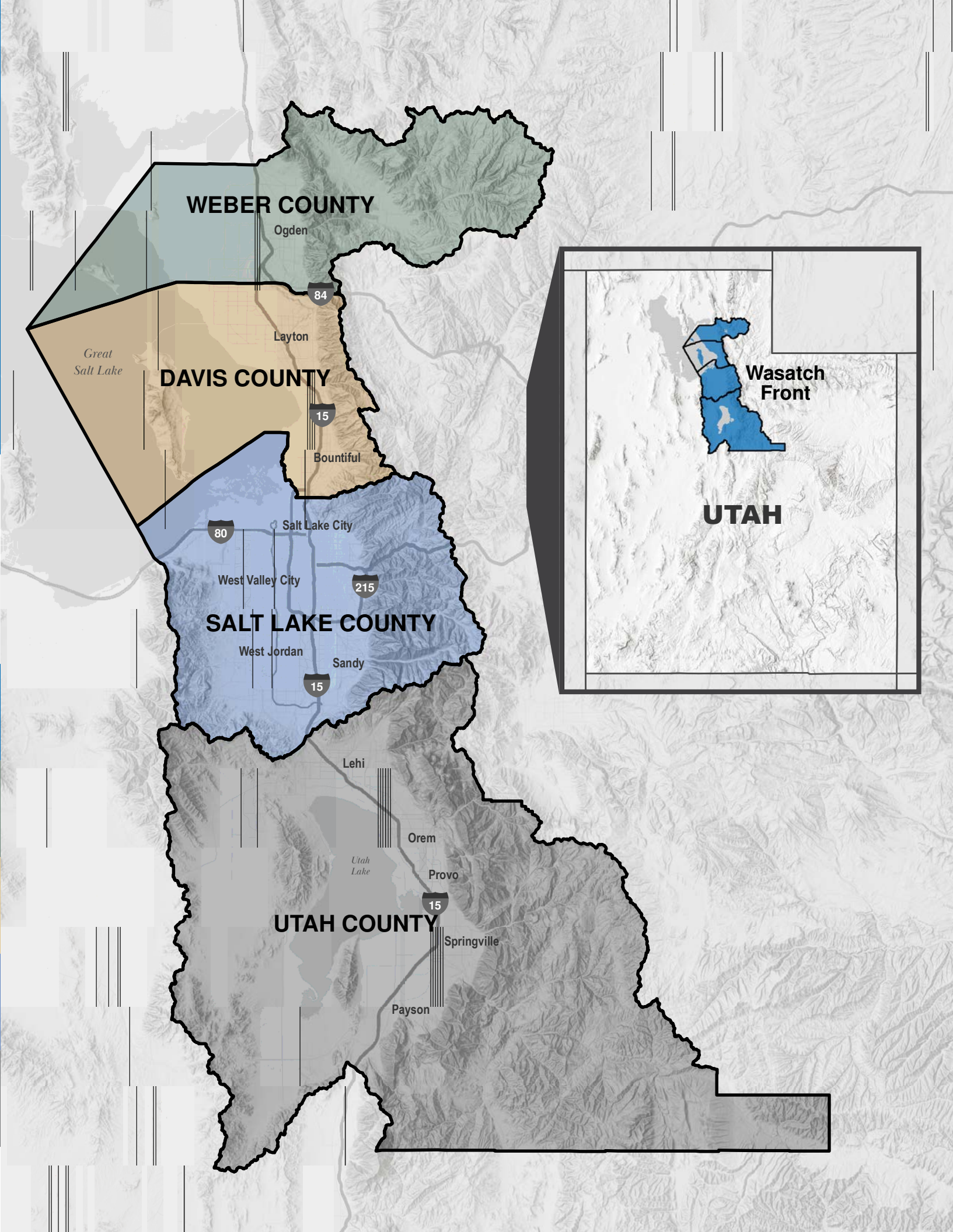


ANNUAL JOB
GROWTH
(Q2 2025)



PERCENT WITH
BACHELOR'S OR
HIGHER

United States of America	339,887,819	0.48%	1.10%	37.16%
State of Utah	3,538,233	1.50%	2.30%	39.46%
Wasatch Front	2,642,773	1.30%	2.20%	41.25%
Weber County	277,455	1.08%	2.20%	30.04%
Davis County	384,621	1.13%	2.20%	41.21%
Salt Lake County	1,228,127	0.68%	1.80%	41.06%
Utah County	752,570	2.55%	2.20%	46.48%



Source: Esri Business Analyst Online (2023), Bureau of Labor Statistics (2025)

Orange Street East Warehouse

389 S. Orange St.
Salt Lake City, UT 84104

Exclusively marketed by:

Jeff Heaton, SIOR

Executive Managing Director

t 801-578-5539

jheaton@newmarkmw.com

Eli Priest

Senior Managing Director

t 801-746-4746

epriest@newmarkmw.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.