

TEMPERATURE CONTROLLED
WAREHOUSE



Orange Street East Warehouse

FOR LEASE OR SALE

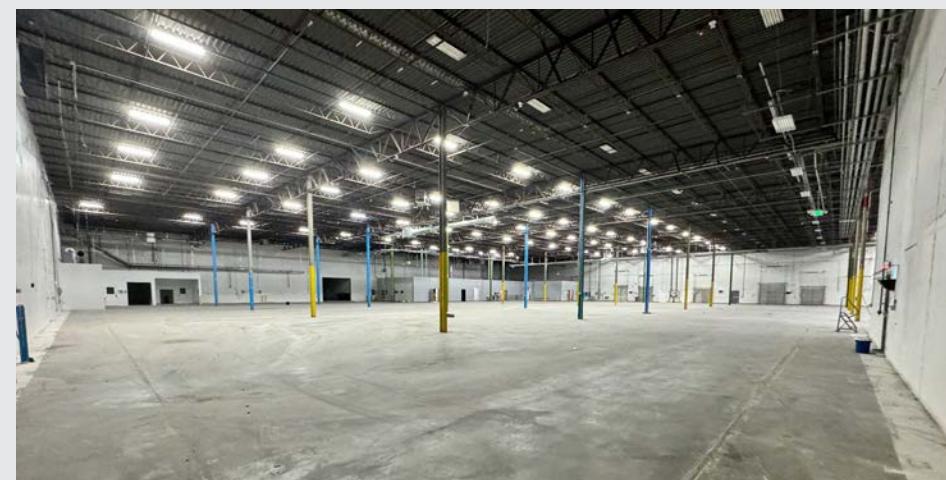
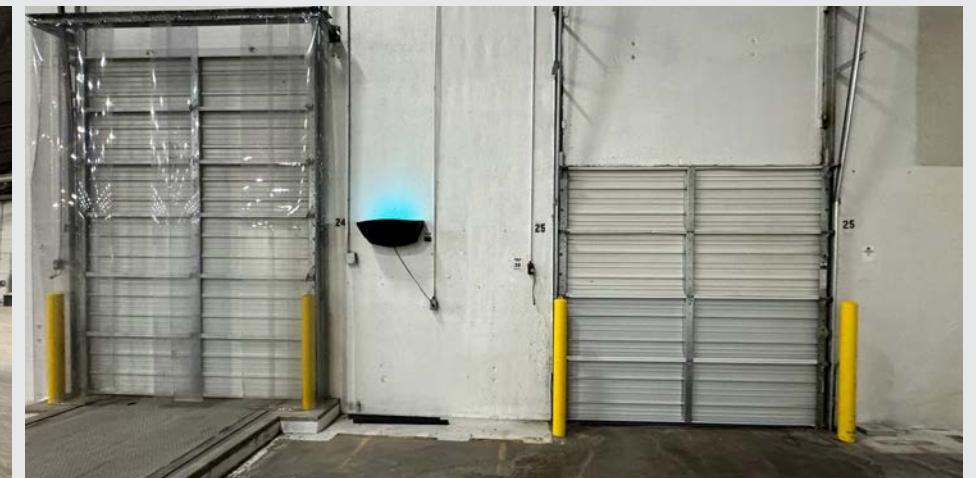
389 S. ORANGE ST.
SALT LAKE CITY, UT 84104

NEWMARK
MW
MOUNTAIN WEST

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 \pm 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

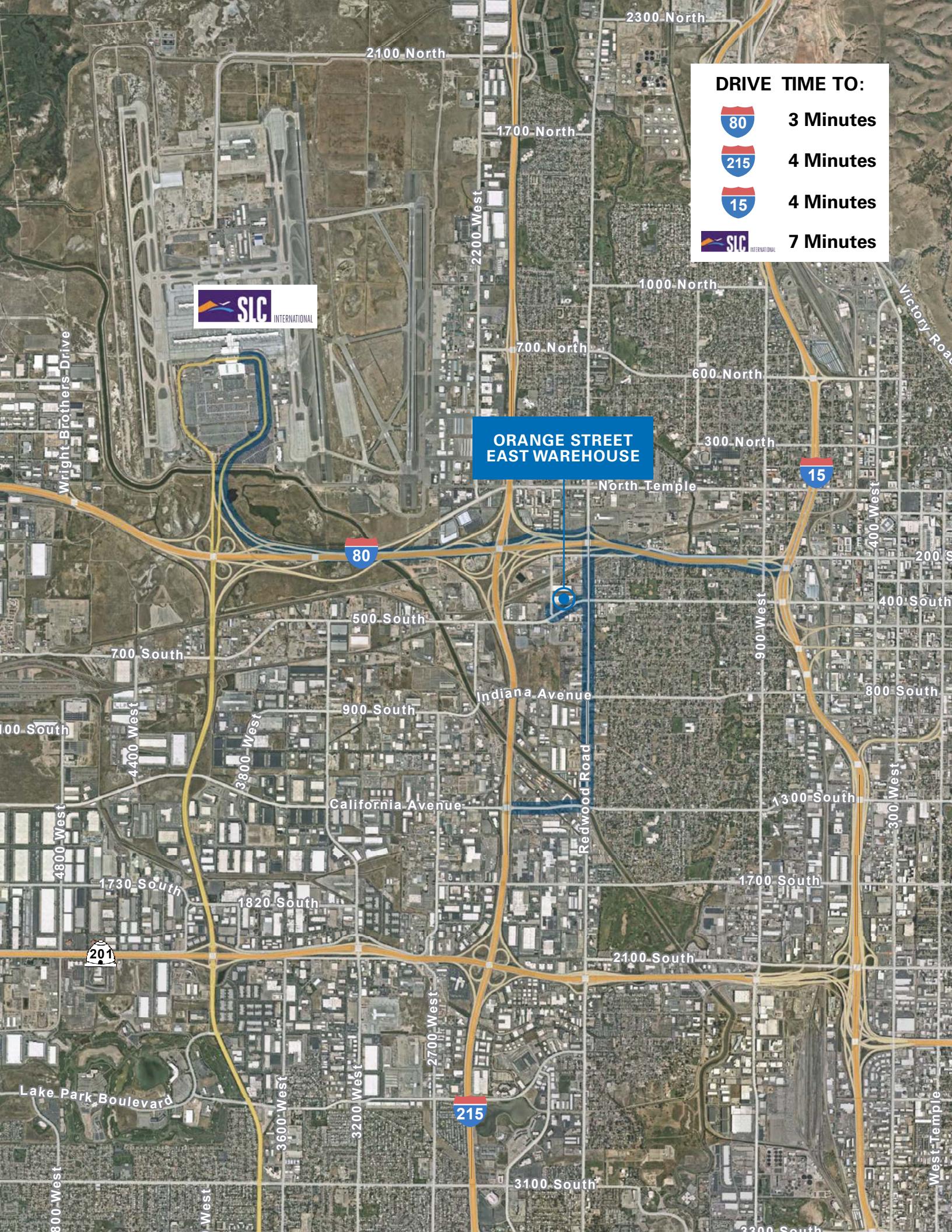
Exclusively marketed by:

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ORANGE STREET MANUFACTURING FACILITY



Utah by the Numbers



2025 TOTAL
POPULATION



2020-2025
POPULATION ANNUAL
GROWTH RATE

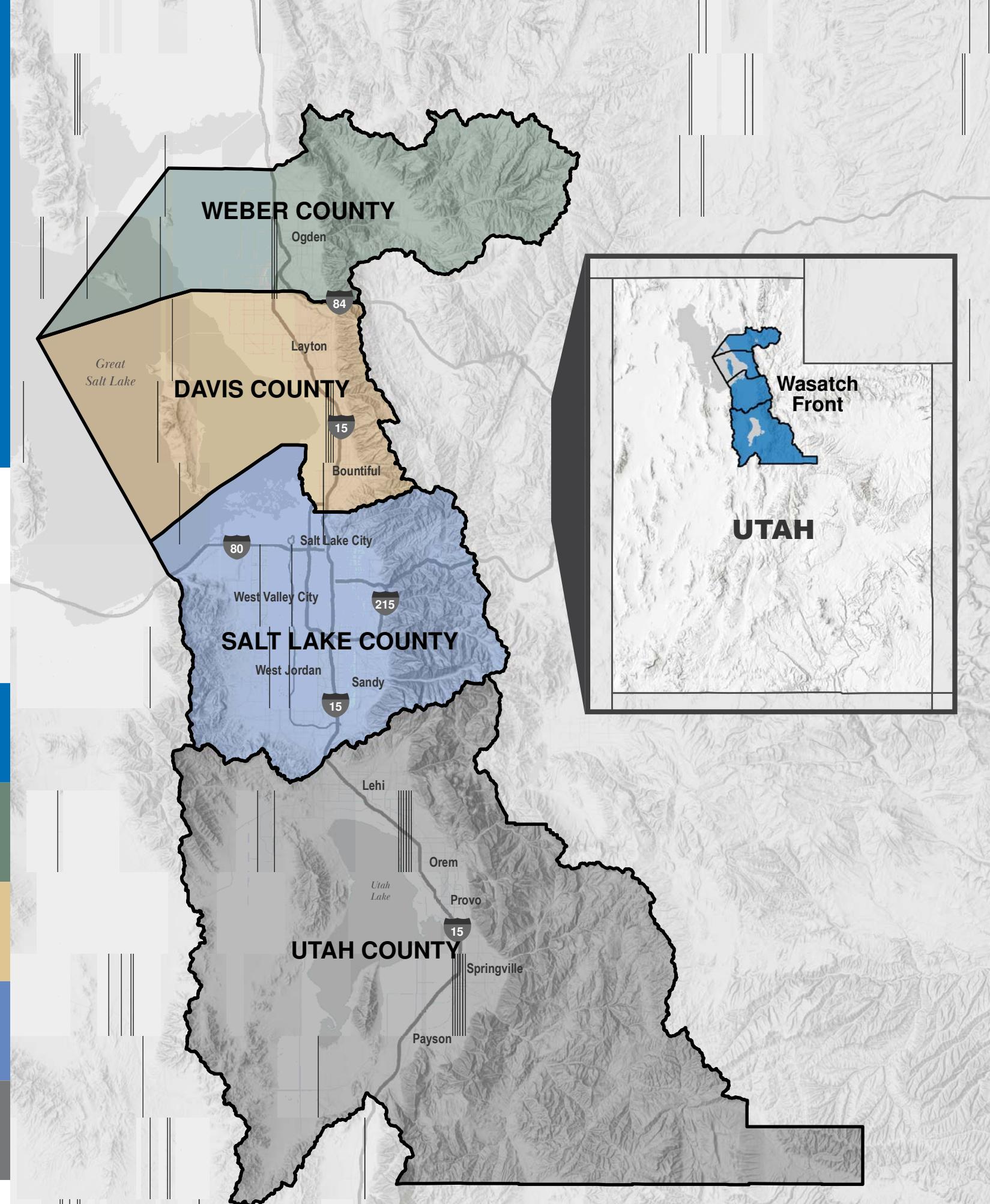


ANNUAL JOB
GROWTH
(Q2 2025)



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%



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