

3410 Industrial

3410 & 3422 SOUTH 300 WEST,
SOUTH SALT LAKE, UT 84115



NEWMARK

MOUNTAIN WEST

newmarkmw.com



For Sale

Investment or Re-Development

Property Highlights

Total Property

- ±17,900 Total SF on ±2.06 Acres
- ±0.9 Acres of Fenced Yard
- Zoning CG (Commercial General)
- Land Use Matrix

Building 1

- ±13,200 SF
- 1 (One) Dock High Door (10x10)
- 1 (One) Potential Dock High Door with Truck Well & Bumpers
- Covered Exterior Dock Loading Area
- ±0.2 Acres of Fenced Yard
- 13.5 Clear Height

- Great 300West Location with simple access to 3300 South and I-15

Building 2

- ±3,520 SF
- 3 (Three) Ground Level Doors
- 2 (Two) (14x14)
- 1 (One) (10x14)
- ±0.7 Acres of Fenced Yard
- 12'-18' Clear Height
- Covered Storage

Building 3

- ±1,180 SF

For information, please contact:

Eli Priest

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

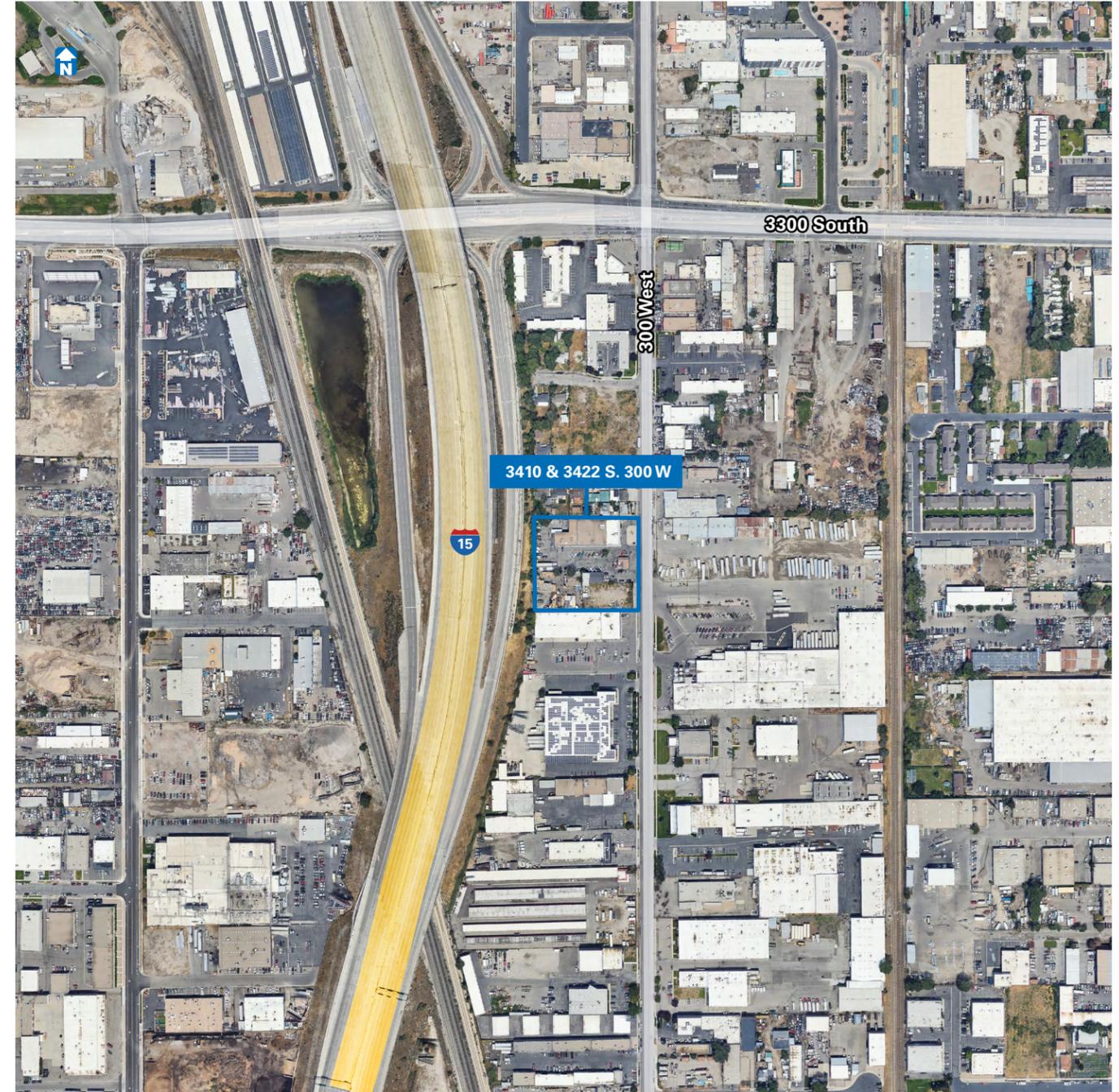
Kolby Long

Associate
t 801-727-4413
klong@newmarkmw.com

376 E. 400 S.
Suite 120
Salt Lake City, UT 84111



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Rent Roll

As of 12/31/2025

3410-3416 S. 300 W., SOUTH SALT LAKE, UT 84115

Unit	Tenants	Lease End	Monthly Rent	Yearly Rent
3410	Tenant #1	9/30/2028	\$3,400	\$40,800
3410W	Tenant #2	9/30/2028	\$1,300	\$15,600
3412	Tenant #3	1/31/2027	\$1,200	\$14,400
3412A	Tenant #4	9/30/2028	\$1,800	\$21,600
3414	Tenant #5	7/31/2026	\$1,350	\$16,200
3416	Tenant #6	9/30/2028	\$1,185	\$14,220
3418	Tenant #7	At-Will	\$2,725	\$32,700
3422	Tenant #8	At-Will	\$950	\$11,400
3426	Vacant			
Total			\$13,910	\$166,920
Expenses				\$72,368.88
Net Operating Income				\$94,551.12



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Available for Sale

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