



PROPERTY SUMMARY

Strategic Location: Situated in a centrally located, highly sought-after industrial area of North Salt Lake City. This area serves as a critical connection point within the Utah commercial real estate market.

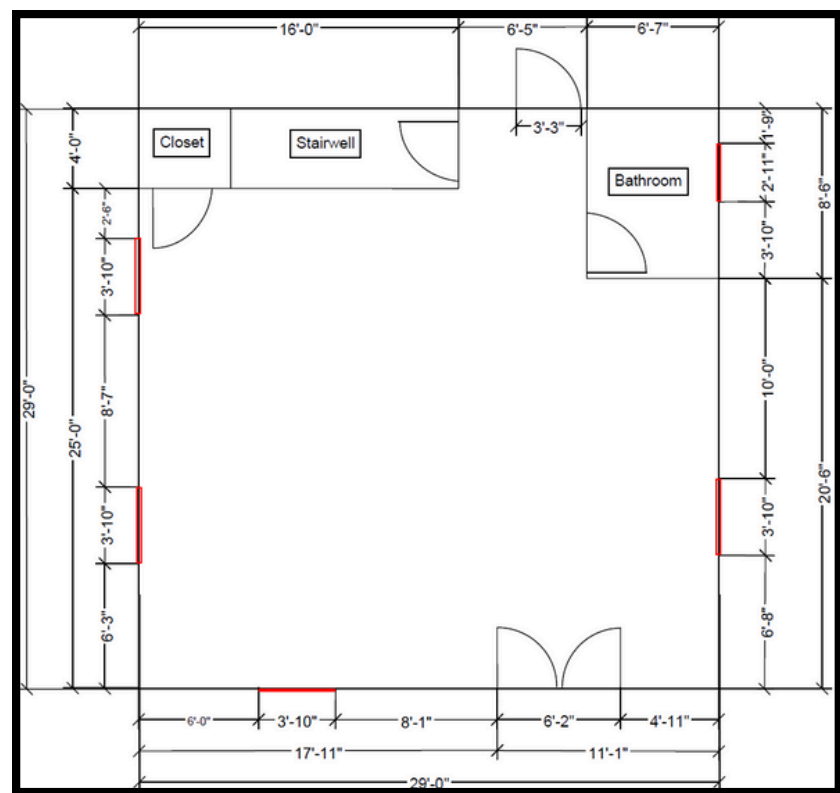
Exceptional Accessibility: The property boasts easy and immediate access to both I-15 and I-215, providing superior logistics and distribution connectivity throughout the Wasatch Front and beyond.

Favorable Zoning: The Manufacturing-Distribution (MD) zoning is well-established and permits a broad range of high-demand industrial uses, reducing development uncertainty.

BUILDING/LOT SPECS

Sale Price:	\$3,500,000 \$24.13 per/sqf
Building:	824 sqf
Land:	Approx 3.33 Acres
Parcel ID:	01-131-0045
Zoning:	Manufacturing-Distribution (MD)

FLOOR PLAN



AERIAL VIEW



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