

121 EAST TOOEELE

121 East 1280 North | Tooele, UT 84074



Contact

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**LEGEND
COMMERCIAL**
801.930.6750 | www.legendcommercial.com
2180 S 1300 E, Suite 240 | Salt Lake City, UT 84106

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FOR LEASE

\$1.25 PSF NNN



**Fully Fenced
Yard**



**Dock High &
Grade Level
Loading**



**Upgraded
Power**



**Temperature
Controlled**

Property Highlights

- Total: 13,916 SF
- Office: 1,604 SF
- Warehouse: 12,312 SF
- Fully Fenced with Razor Wire
- Fully Paved with Asphalt
- Clear Height: 14'
- Two (2) 12'x12' Automatic Grade Level Doors
- One (1) 9'x9' Dock High Door w Edge of Dock Leveler
- Power: 800 Amp | 208V | 3-Phase | 4 Wire
- Oil Water Separator
- Gas Forced Heat
- HVAC in Warehouse
- Ceiling Fans in Warehouse
- LED Lighting
- Tool Room
- Power Drops Throughout Warehouse
- Compressed Airlines Throughout Warehouse
- Trench Drains throughout warehouse
- Warehouse Restroom
- Reception Area
- 4 private Offices.
- Restroom
- Conference/Break Area
- Security Cameras
- Construction Type: Block and Metal Construction
- Year Built: 1979
- Acreage: 1.13 Acres
- Zoning: (LI) Light Industrial
- Access: Quick Access off of Main Street
- Location: Tooele City is About 35 Miles Southwest of Downtown Salt Lake City and 30 Miles to SLC International via I-80/ SR-36, Offering Quick Regional Access and a Pro-Business Climate. With 41,000 Residents and Ongoing UDOT Upgrades to SR-36/I-80 Improving Mobility, the Market Draws Workforce and Customers From Both Tooele and Salt Lake Counties.

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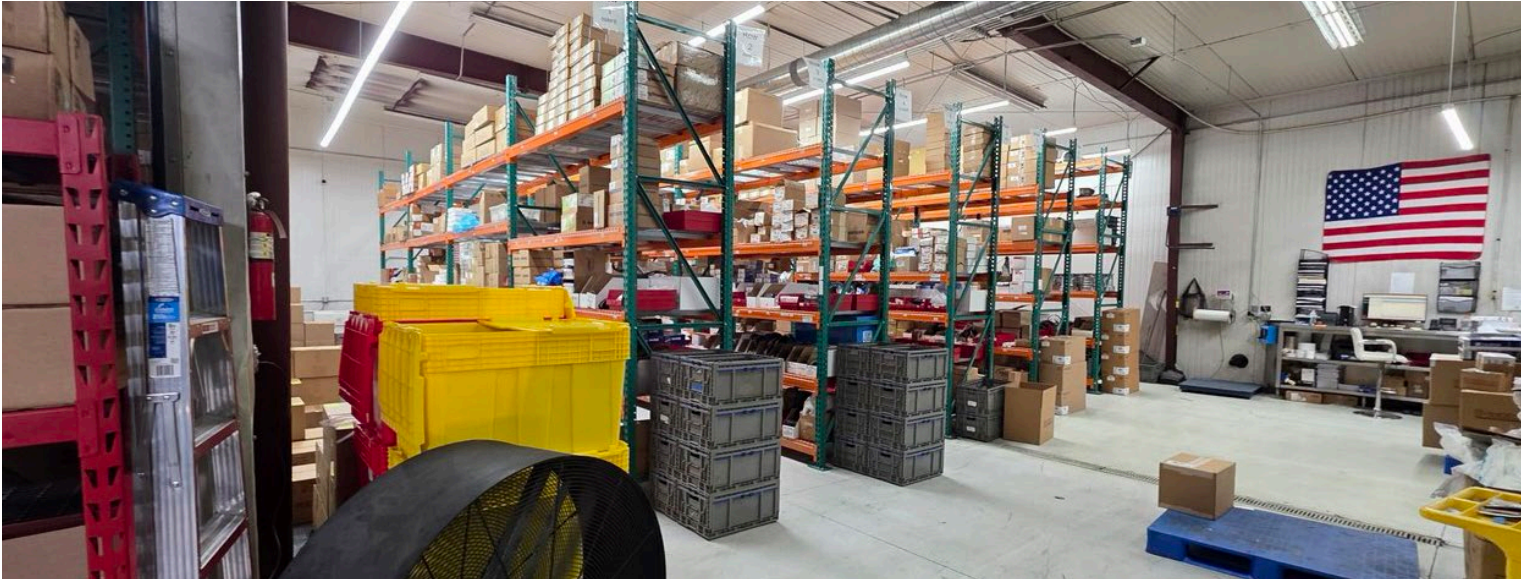
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Permitted Uses

- . Accessory Building
 - . Agriculture
 - . Amusement Facility
 - . Automotive Sales and Rental
 - . Automotive Service and Repair
 - . Business Office
 - . Car Wash
 - . Conference Center
 - . Contractor’s Display/Office
 - . Convenience Store w/o gasoline sales
 - . Convenience Store with gasoline sales
 - . Cultural Activities
 - . Fast Food Restaurant
 - . Financial Services
 - . Funeral Home/Mortuary
 - . Garden Center
 - . General Industrial Activity
 - . Hardware and Garden Supply Store
 - . Health Care Facility
 - . Health Care Provider
 - . Health Club
 - . Hotel
 - . Laundromat
 - . Light Manufacturing and Assembly
 - . Medical Cannabis Pharmacy
 - . Motel
 - . Nursery
 - . Open Space Areas, Trails
 - . Personal Services
 - . Professional Office
 - . Reception Center
 - . Recreational Facility (Indoor)
 - . Repair Shop (household and personal goods with no outside storage)
 - . Research Facility
 - . Restaurant
 - . Retail Sales Accessory
 - . Retail Store (Total maximum 3,000 square footage)
 - . Temporary Construction Office
 - . Temporary Seasonal Use
 - . Theater (Outdoor)
 - . Veterinary Clinic/Animal Hospital
 - . Veterinary Clinic/Animal Hospital
- Operating Entirely Within an Enclosed Building



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