

Industrial For Lease

145 - 151 W. Burton Ave.
South Salt Lake, UT 84115

Property Highlights

Lease Rate: \$1.25 PSF

3,600 SF - 15,917 SF Office-Warehouse / Flex Space Available

0.81 Acres

Salt Lake County Parcels:
#15-24-278-0026 & #15-24-278-0028

Front Building - 12,317 SF

- Warehouse: 5,626 SF
- Office: 6,691 SF
- 13' Clear height
- One (1) ramped door
- Two (2) dock high doors with levelers

Rear Building - 3,600 SF

- Four (4) grade level doors



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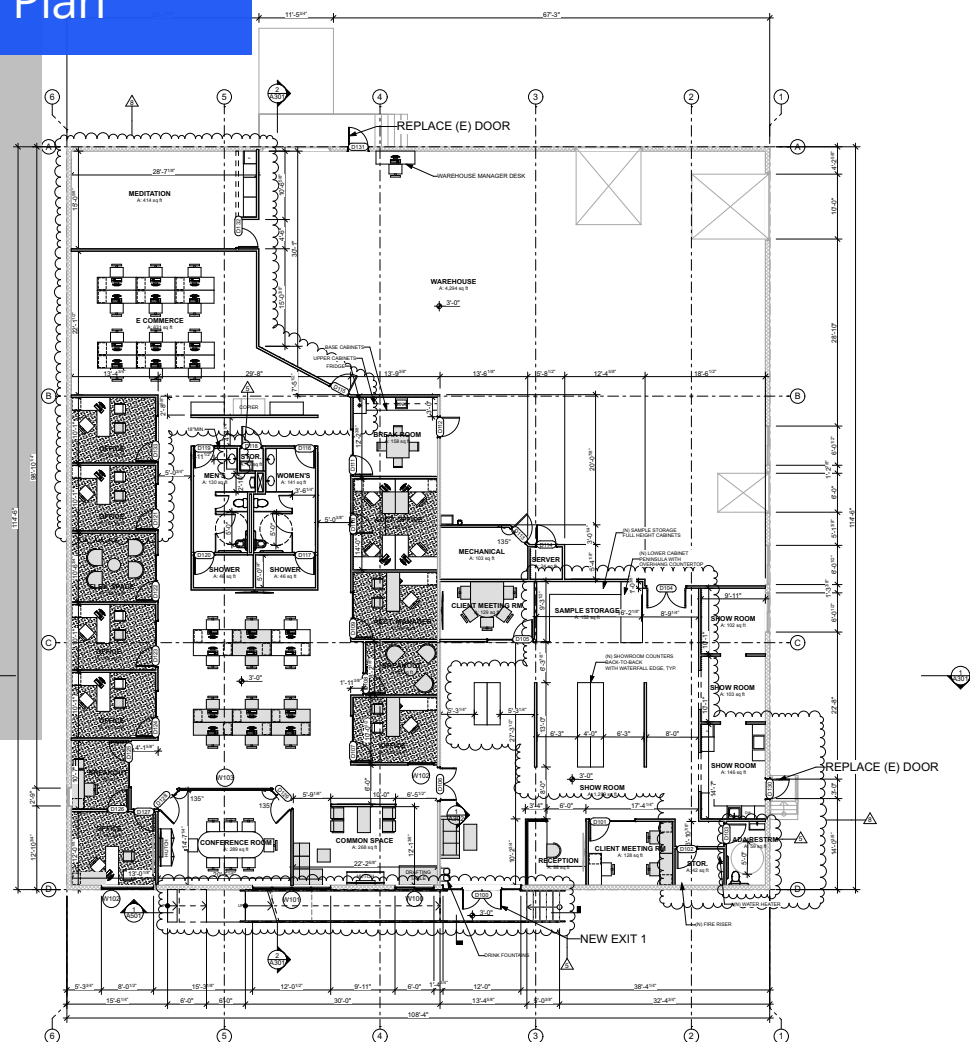
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High-end-finished office space with oversized foyer/reception area, conference rooms, private offices, training room, break area, open/cube areas and restrooms with showers.

Site Plan

ADJACENT BUILDING





Interior Images



Demographics



Population

1 Mile	11,366
3 Miles	150,193
5 Miles	386,725



Median Household Income

1 Mile	\$54,155
3 Miles	\$75,688
5 Miles	\$78,130



2029 Projected Population

1 Mile	12,354
3 Miles	156,718
5 Miles	402,213



Median Age

1 Mile	34.4
3 Miles	33.4
5 Miles	33.4



Average Household Income

1 Mile	\$76,603
3 Miles	\$103,474
5 Miles	\$112,934



Certificate or Degree

1 Mile	42.8%
3 Miles	51.2%
5 Miles	56.9%



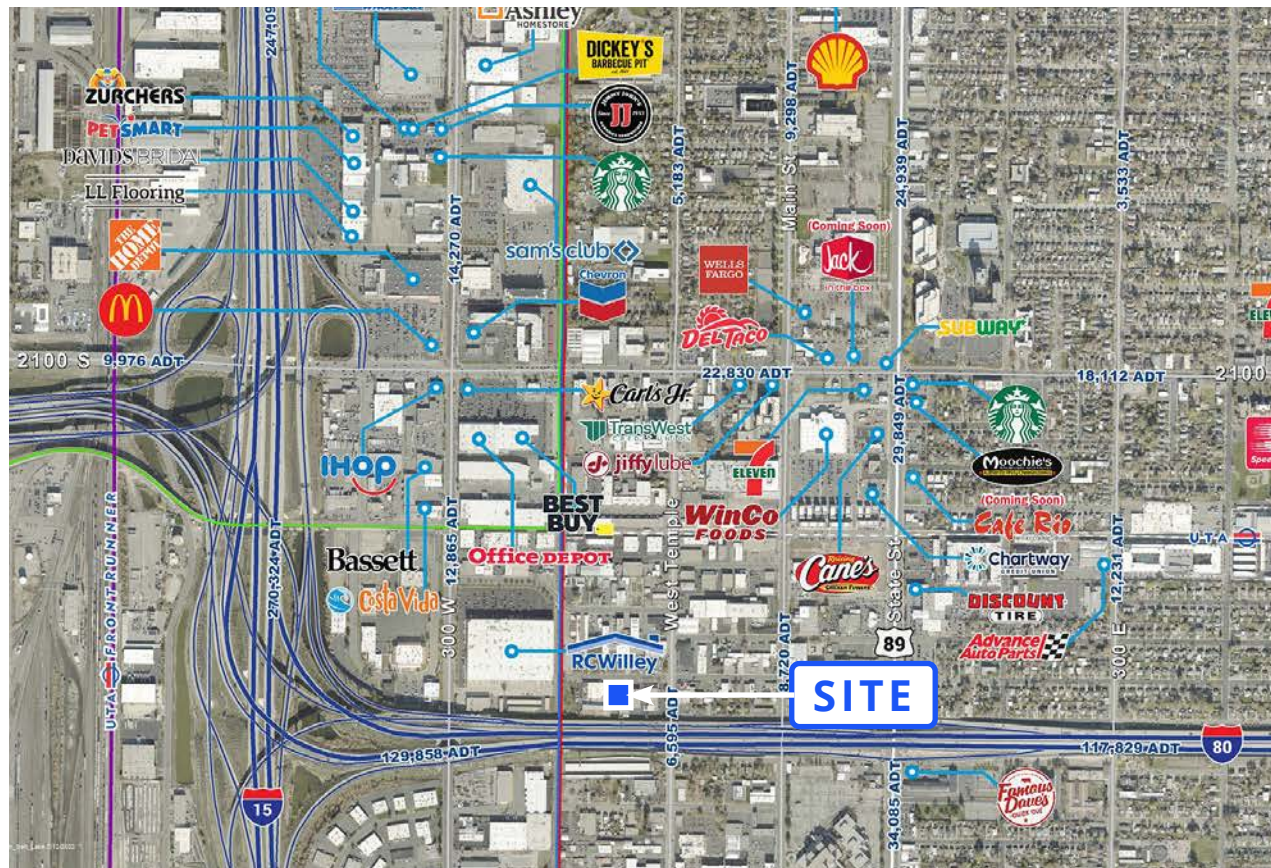
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