



Building 14

900 N 400 W, North Salt Lake, UT 84054



Dan Loose

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Building 14

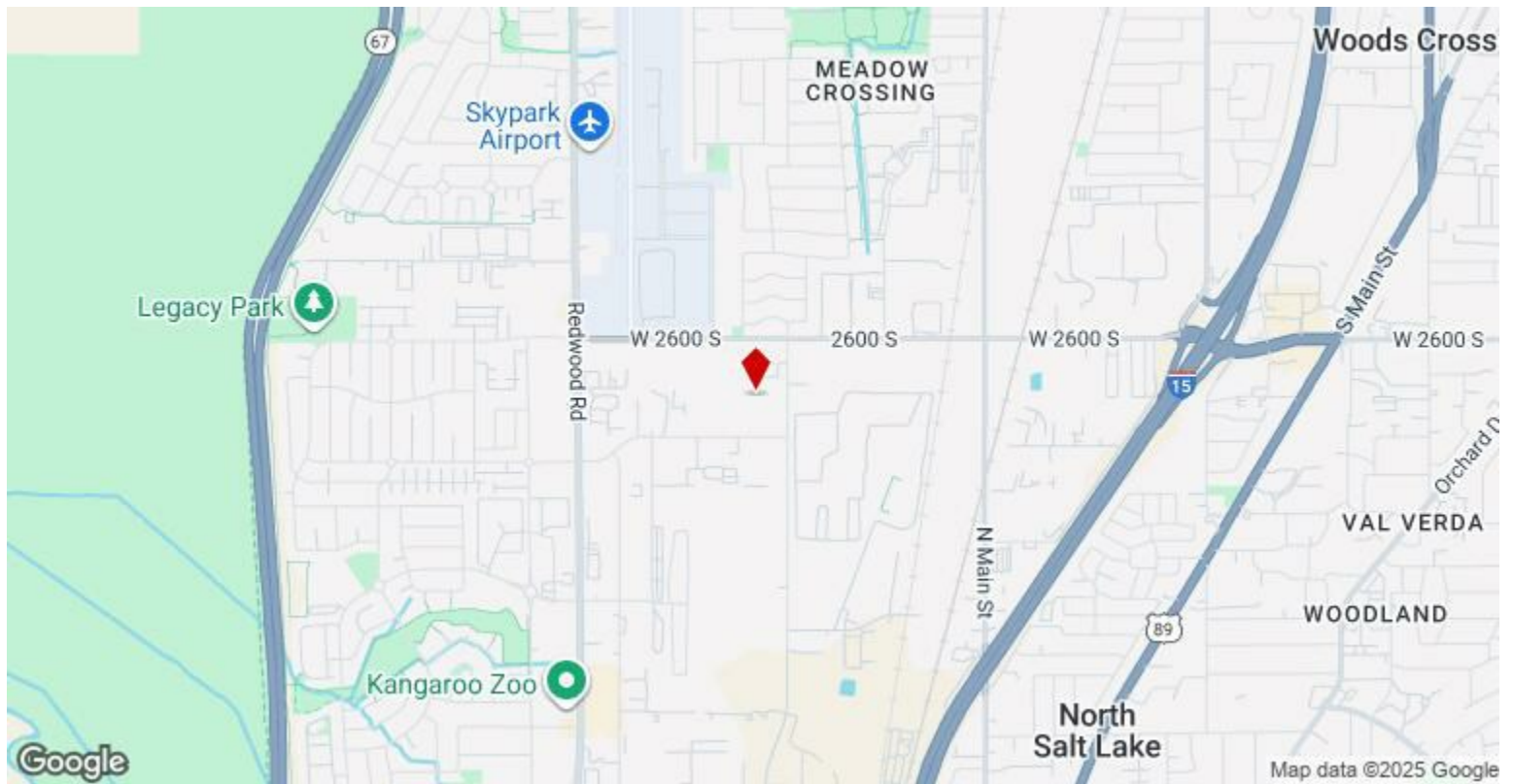
\$1,500,000

Also available for lease. Approximate Monthly Lease with NNN: \$6,995....

- For Sale or Lease.
- 6,246 sq ft tilt-up office warehouse/manufacturing facility located 12 miles north of downtown Salt Lake City. Approx 700 sq feet is office space.
- Easy for delivery trucks and semis to access via alley behind the property. Two 10'W x 12'H overhead doors. 13.5' Ceilings. Two man-doors as well.
- Reasonable property taxes, utilities, and HOA fees at well-managed Beneficial Business Park.
- Available for immediate occupancy. Ideal location with quick access to I-15, I-215, I-80, and Redwood Road
- 3-Phase Power 120/208V power with step up transformer that takes it to 277/480V 3-phase.



Price:	\$1,500,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.37 AC
Gross Building Area:	6,246 SF
Rentable Building Area:	6,246 SF
Sale Conditions:	Lease Option
No. Stories:	1
Year Built:	1981
Tenancy:	Single
Parking Ratio:	1.28/1,000 SF
Clear Ceiling Height:	13 FT
No. Drive In / Grade-Level Doors:	2

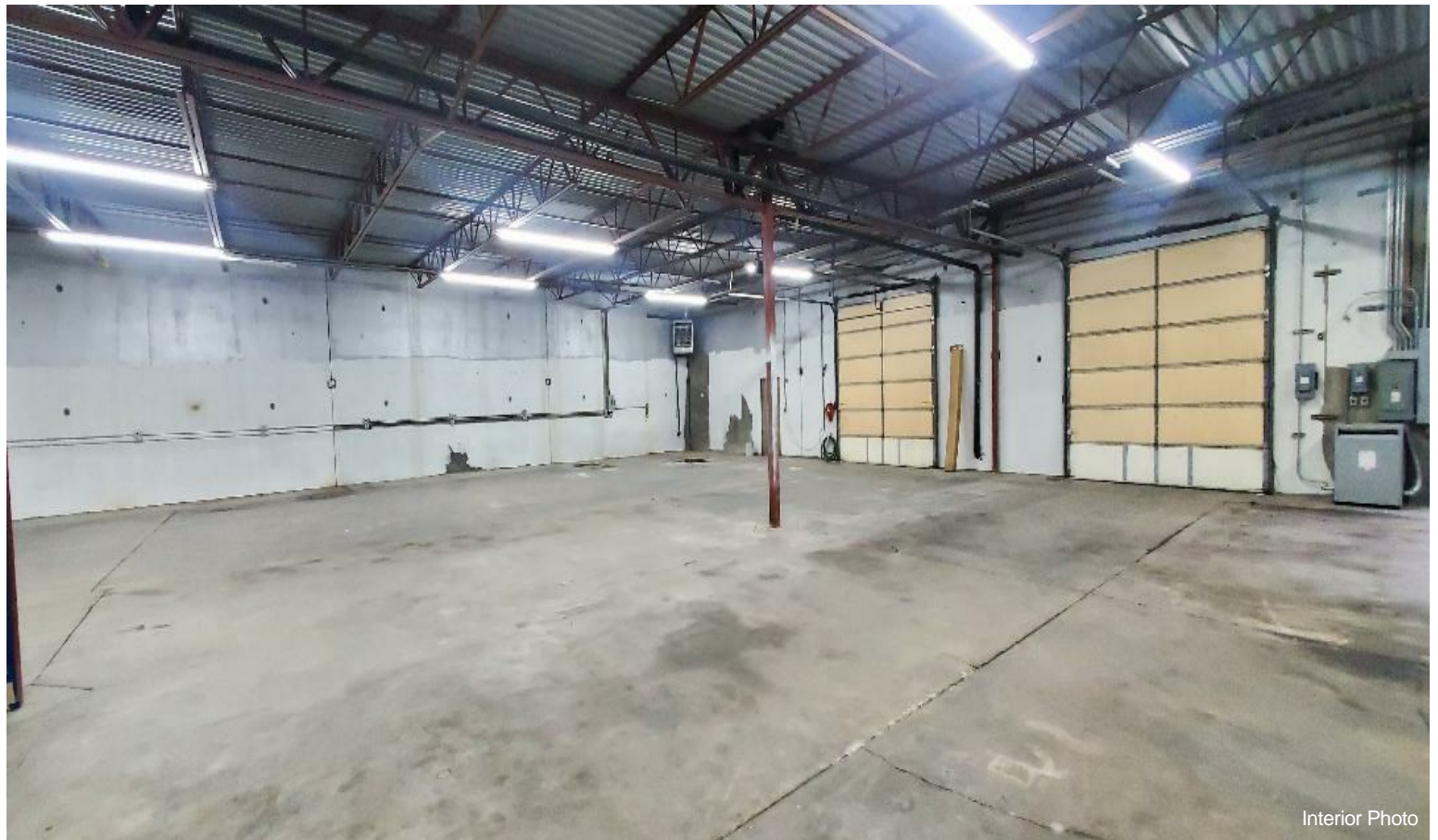


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Property Photos



Interior Photo



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