



## Building 14

900 N 400 W, North Salt Lake, UT 84054



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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

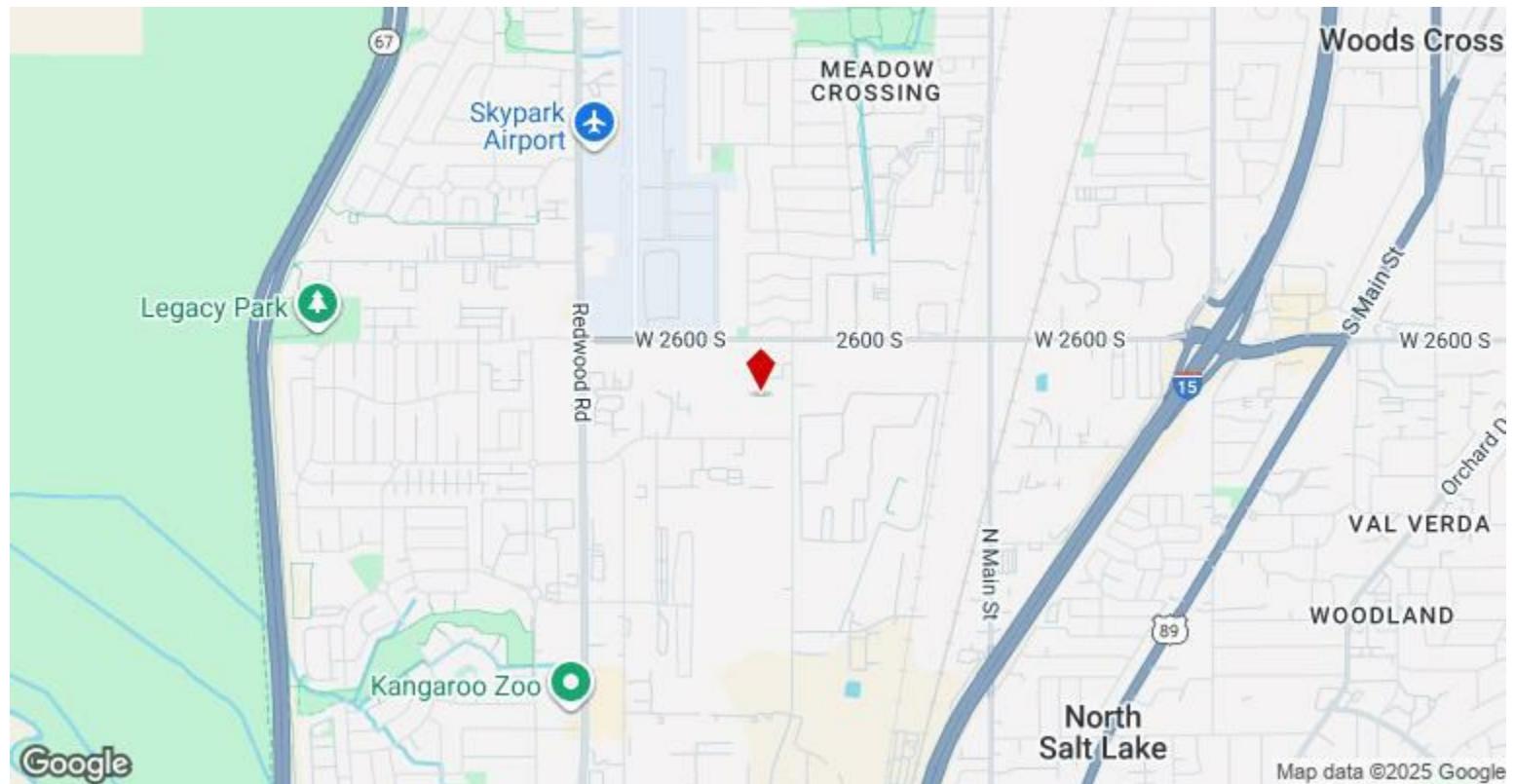
Year Built: 1981

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

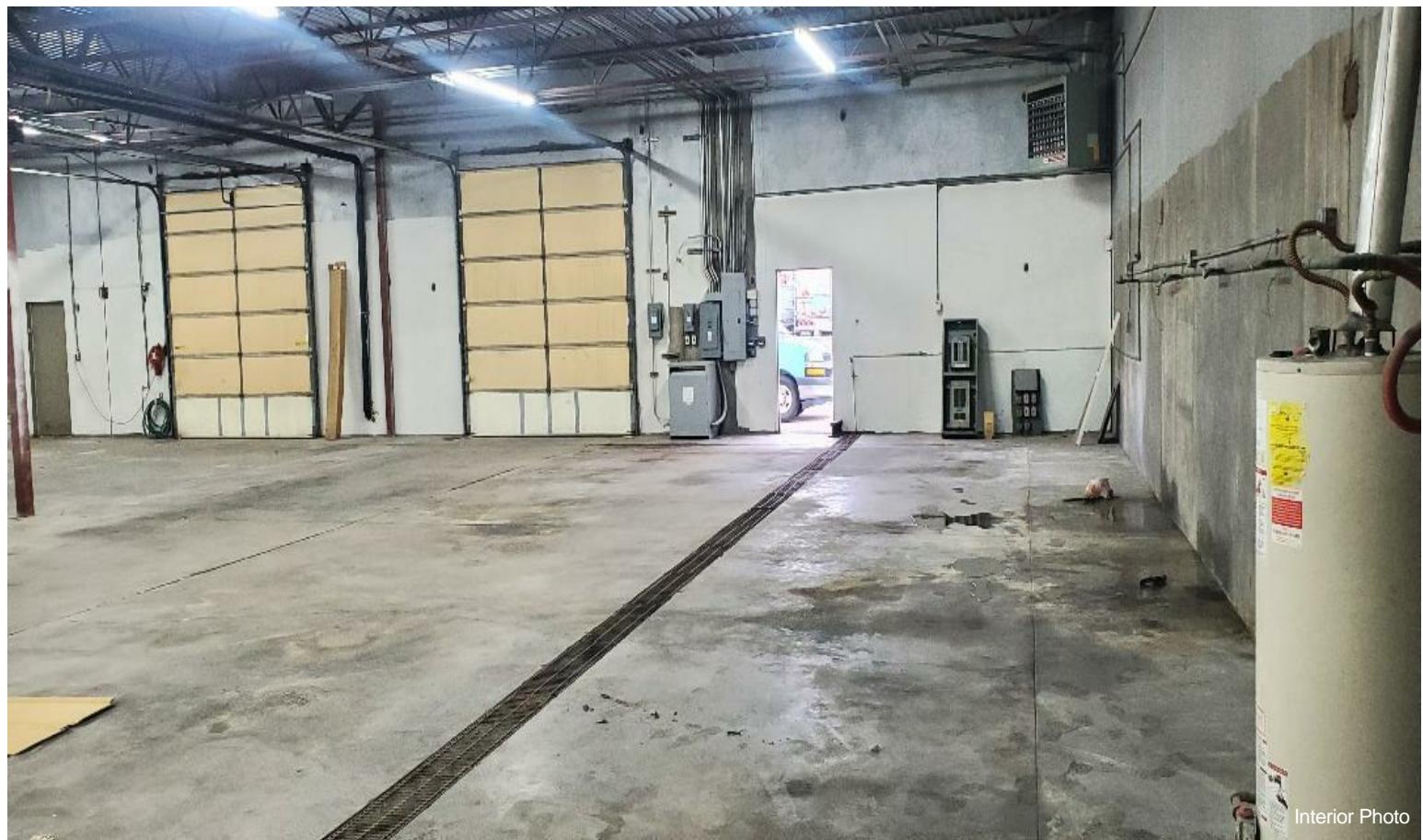


Interior Photo



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## Property Photos



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