

FOR SALE // OWNER-USER OR INVESTMENT OPPORTUNITY

5745 West 300 South

Salt Lake City, UT 84104



PROPERTY DESCRIPTION

Strategically located along the 5600 West / Mountain View Corridor & I-80 junction. This two-level industrial office property offers a rare combination of modern office space, functional shop capabilities, and a large secured yard. Just 1 minute from I-80, the property provides excellent access to major transportation routes and logistics hubs. **SOLD AS IS. Do not disturb tenant. Contact listing agents for additional information or to schedule a tour.**

DEMOGRAPHICS

	0 - 3 Miles	3 - 5 Miles	5 - 10 Miles
Population			
Est. Total (2025)	61	64,871	568,900
Projected (2030)	62	65,722	588,087
Households			
Est. Total (2025)	15	19,959	210,062
Projected (2030)	16	20,920	224,099
Household Income			
Median Income (2025)	\$89,640	\$87,854	\$84,948
Avg. Income (2025)	\$106,229	\$103,833	\$110,716

Source: ESRI forecasts for 2025 and 2030.



Clint Goode

801.791.1833
clint@wincre.com



Camron Carpenter

801.259.2355
camron@wincre.com

Offered at \$3,850,000



PROPERTY HIGHLIGHTS

- › 8,871 SF two-level office building (*built in 2016*)
- › Clean, modern design with functional layout
- › Total parcel size: 2.37 acres
- › M-1 zoning allows outside storage

YARD & PARKING

- › 1.51 acres (66,200 SF) fenced, paved, and secure yard with night lighting
- › Dual access points
- › Ideal for outside storage, laydown yard, or truck court use
- › Capacity for up to 40 tractor-trailers
- › 37 off-street parking stalls
- › 2 EV charging stations

MAINTENANCE SHOP

- › Attached shop with 25 ft clear height
- › Two 16 ft drive-through grade-level doors
- › Approx. 65 ft long x 32 ft wide = 2,080 SF (*accommodates full-length tractor trailers*)
- › Fluids & Air Compressor Shed (399 SF)
- › Compressed air lines, LED lighting, gas-blown heaters
- › Potential to expand additional shop or warehouse space

LOCATION HIGHLIGHTS

- › 1 minute to I-80
- › 5 minutes to SLC Airport cargo terminals
- › 7 minutes to I-15
- › 10 minutes to downtown Salt Lake City

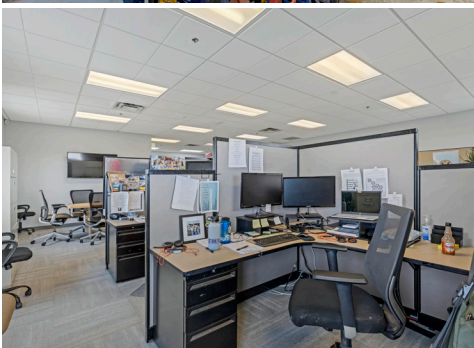
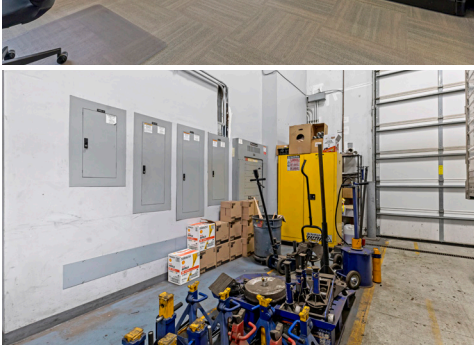
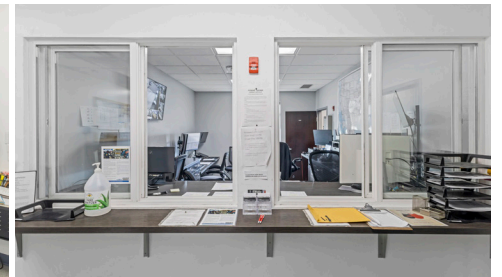
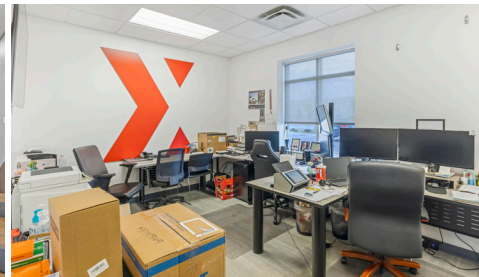
OFFICE FEATURES

- › 10 private offices
- › 2 bullpen / cubicle areas
- › 6 restrooms, 4 with showers
- › 2 breakrooms
- › 1 conference room
- › 1 dispatch control room
- › Lounge and collaborative spaces

ADDITIONAL FEATURES

- › 3-phase power (480V / 400W)
- › Membrane roof with approximately 10 years remaining life
- › Yard supports future expansion of shop space
- › High intensity LED yard pole lights

PROPERTY PHOTOS



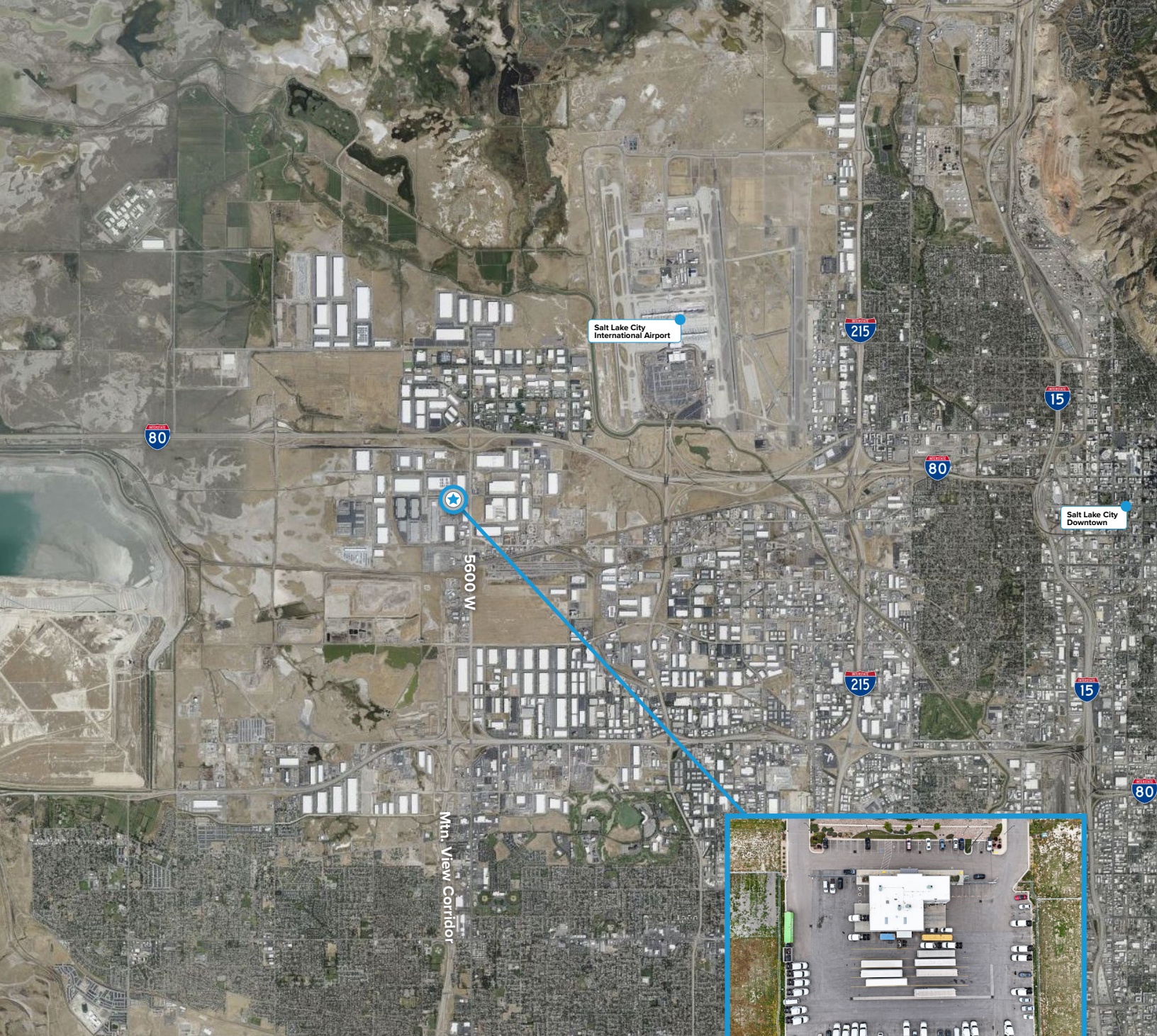
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📍 LOCATION & AMENITIES



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