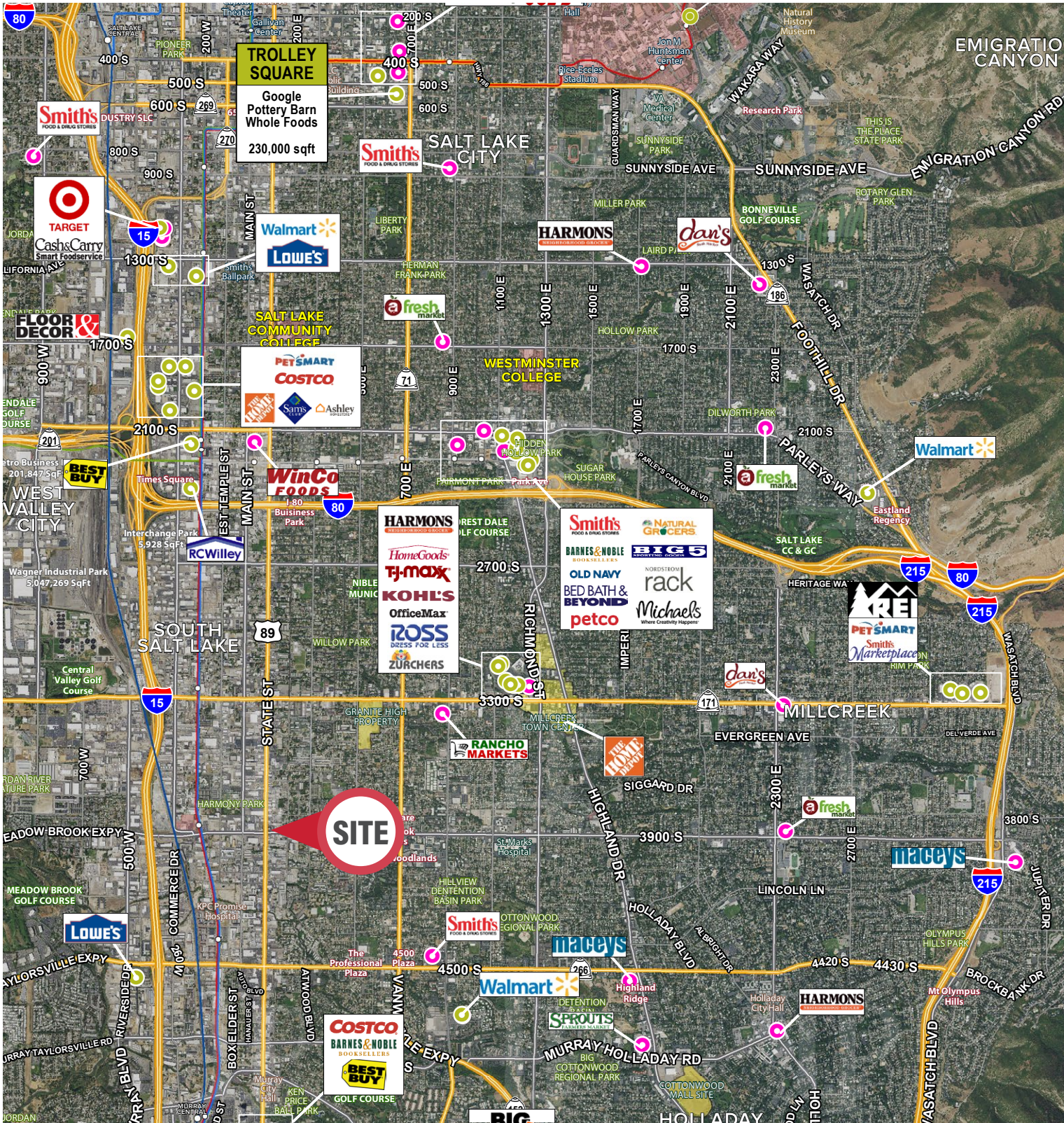


FORMER ADVANCE DISPLAYS

139 East 3900 South | Salt Lake City, UT 84104



Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com

**LEGEND**
COMMERCIAL

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

FORMER ADVANCE DISPLAYS

139 East 3900 South | Salt Lake City, UT 84104



FOR LEASE

\$1.15 PSF NNN

Property Highlights

- Total SF: 20,875 SF
- Minimal Office/Shipping Receiving Area
- Main Warehouse: 14,700 SF
- Second Warehouse: 6,175 SF
- Multiple Restrooms
- Loading:
 - One (1) - 10x14 Automatic GL Door
 - One (1) - 12x14 Automatic GL door
 - One (1) - 12x16 Interior Dock
- Clear Height:
 - Main Warehouse: 16'
 - Second Warehouse: 28'
- Main Warehouse Clear Span
- Second Warehouse: 32'x48'
- Gas Forced Heat
- Radiant Heat
- Skylights
- Year Built: 1970/1990/2014
- Zoning: CC - Commercial Corridor
- Access: Quick Access off of 3900 S & State St
- Location: South Salt Lake offers a highly strategic, infill industrial location immediately south of Downtown Salt Lake City with direct access to I-15, I-80, and State Street. The submarket benefits from strong tenant demand, limited new supply, and proximity to major employment centers and transportation infrastructure. These fundamentals continue to support durable occupancy and long-term rent growth.

Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

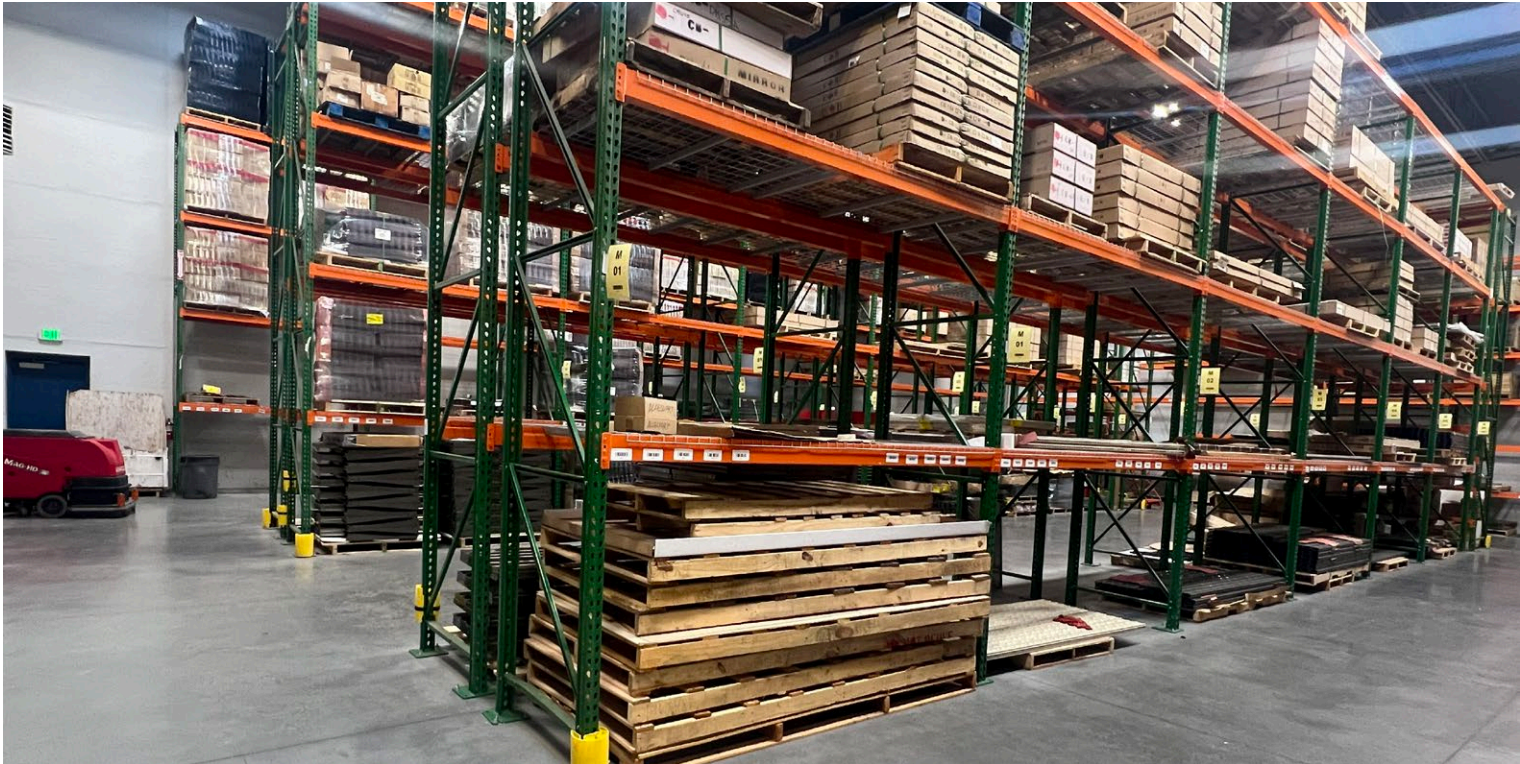
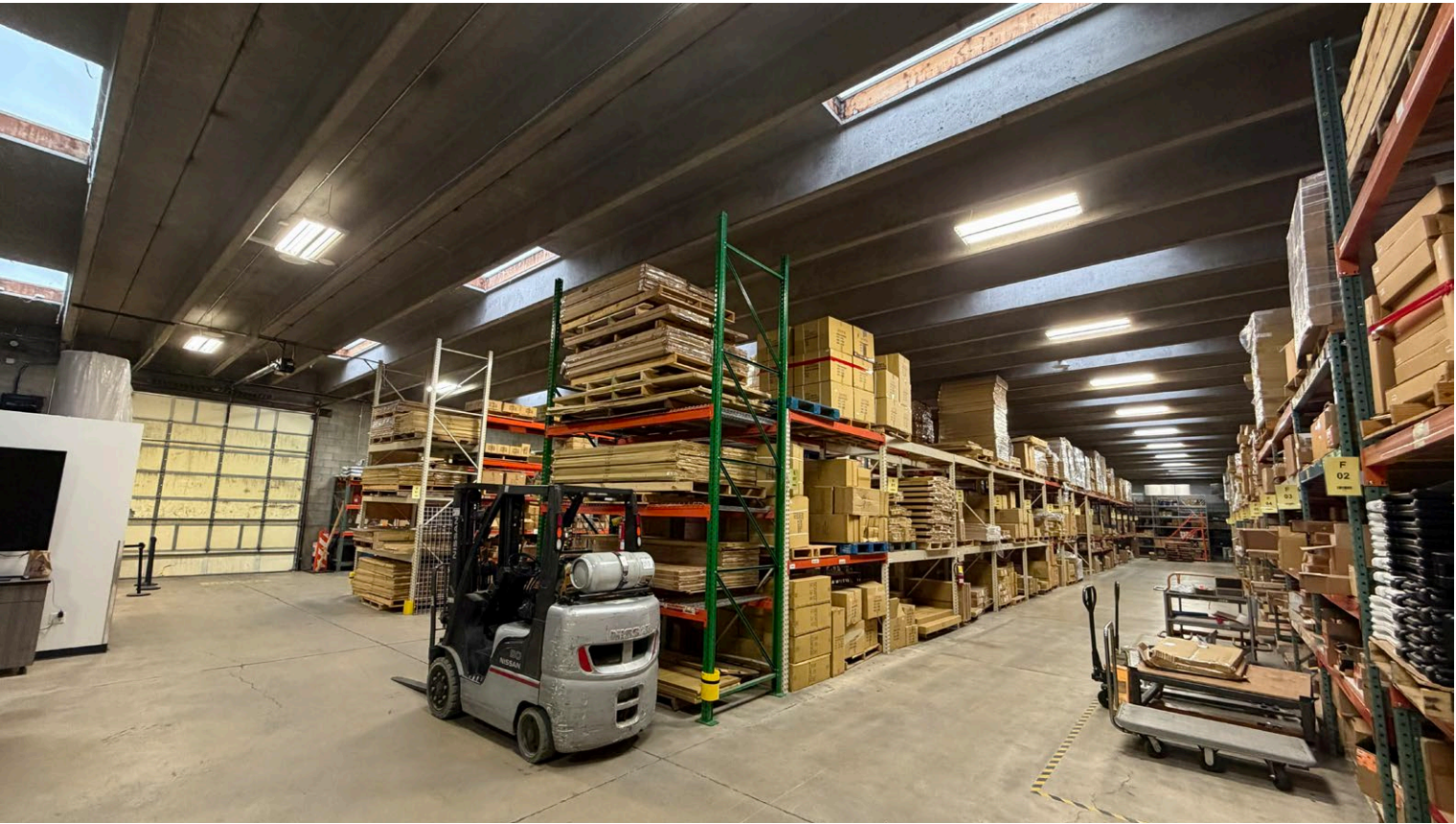
PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com

**LEGEND**
COMMERCIAL

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

FORMER ADVANCE DISPLAYS

139 East 3900 South | Salt Lake City, UT 84104



Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com



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

Contact

SKYLER PETERSON, SIOR
Executive Vice President
m 801.656.7354
speterson@legendcommercial.com

TRE BOURDEAUX, SIOR
Vice President
m 801.824.0397
tbourdeaux@legendcommercial.com

PARKER TAGGART
Senior Associate
m 801.928.1815
ptaggart@legendcommercial.com



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