

PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT



6.97 AC

208 WEST

CENTER STREET
SALT LAKE CITY, UTAH

6.97 AC OF M-1 ZONED GATED YARD SPACE WITH 3,690 SF BUILDING FOR LEASE

PROPERTY SUMMARY

PROPERTY INFORMATION

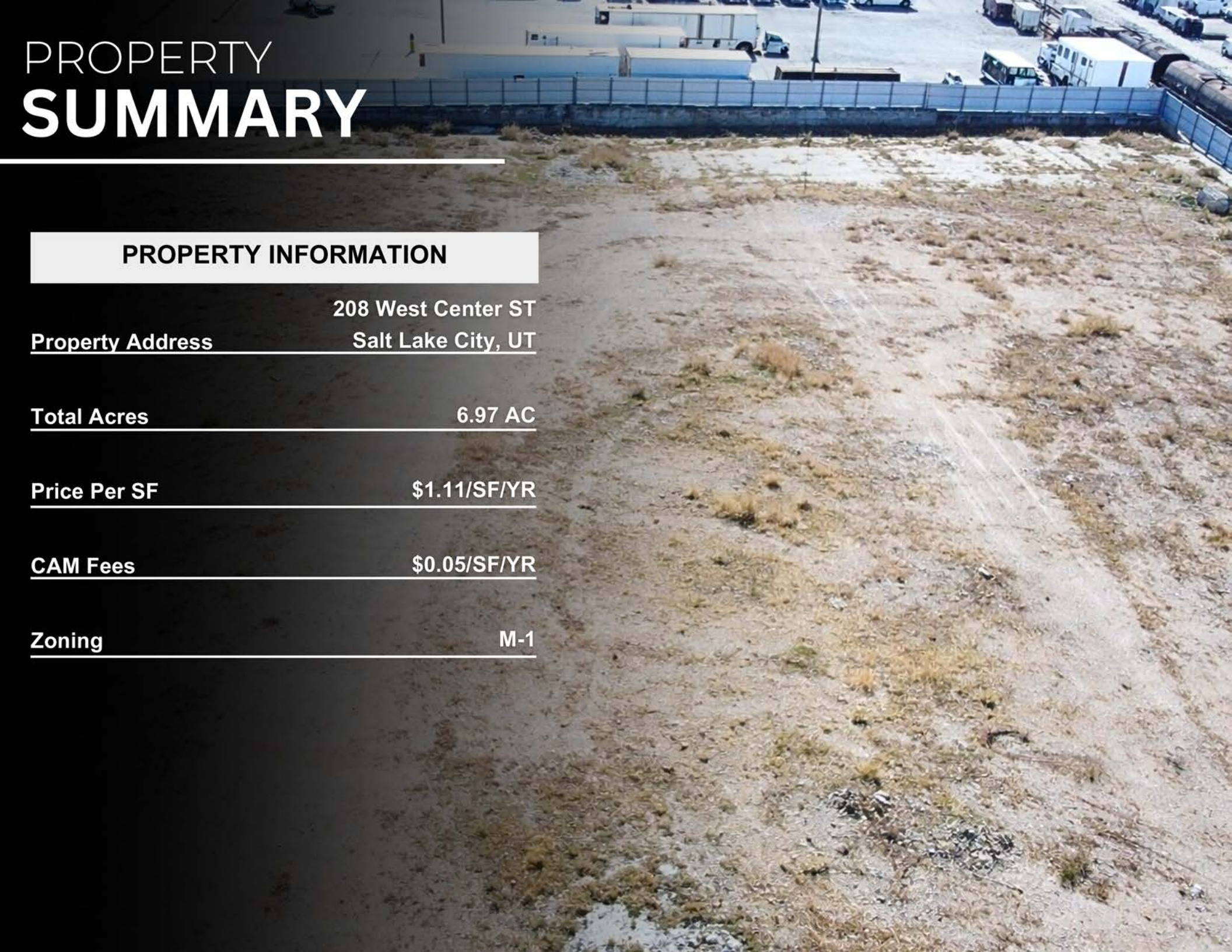
Property Address 208 West Center ST
Salt Lake City, UT

Total Acres 6.97 AC

Price Per SF \$1.11/SF/YR

CAM Fees \$0.05/SF/YR

Zoning M-1



PROPERTY OVERVIEW

Secure, functional, and ready for operations—this 6.97-acre, M-1 zoned gated yard with a 3,690 SF building offers a hard-to-find combination of yard capacity and supporting improvements for industrial users.

Located in North Salt Lake, this site delivers a highly strategic logistics location near freeway access, making it ideal for businesses that need fast connectivity throughout the Salt Lake metro and key regional corridors.

The expansive, controlled-access yard is well-suited for contractors, equipment and fleet storage, staging, distribution support, or light industrial operations, while the on-site building provides flexible space for that could be improved for additional storage, shop, or operations support.

A rare leasing opportunity for users who need secure yard space, M-1 zoning, and convenient freeway access in one premier North Salt Lake location.



208 WEST CENTER STREET



SITE

5 MIN - 1.5 MI

7 MIN - 1.1 MI

172,000 ADT

38,000 ADT

Veterans Memorial Hwy



M-1 ZONING USE

- Accessory use, except those that are otherwise specifically regulated elsewhere in this title
- Adaptive reuse of a landmark site
- Agricultural use

Alcohol:

- Bar establishment
 - Brewpub
 - Distillery
 - Tavern
 - Winery
-
- Ambulance Services

Animal:

- Cremation Service
 - Kennel
 - Pet cemetery
 - Pound
 - Raising of furbearing animals
 - Stockyard
 - Veterinary Service
-
- Antenna, communication tower, exceeding maximum building height

- Artisan food production
- Bakery, commercial
- Bio-medical facility
- Blacksmith shop
- Bottling plant
- Brewery
- Building material distribution
- Bus line station/terminal
- Bus line yard and repair facility
- Cannabis production establishment
- check cashing/payday loan business
- Commercial food preparation
- Community correctional facility, large
- Community correctional facility, small
- Community garden
- Concrete and/or asphalt manufacturing
- Contractor's Yard/office
- Crematorium
- Data center
- Daycare center, adult
- Daycare center, child
- Dwelling living quarters for caretaker or security guard on lots over 1AC

M-1 ZONING USE

- Equipment, heavy
- Equipment rental
- Financial institution with/without drive through
- Food processing
- Gas station
- Golf course
- Government facility
- Government facility requiring special design
- Grain elevator
- Greenhouse
- Home occupation
- Hotel/motel
- Impound lot
- Industrial assembly
- Laboratory, medical related
- Large wind energy system
- Laundry, commercial
- Light manufacturing
- Limousine service
- Mobile food business
- Mobile food court
- Municipal services including City Utility
- Office
- Office, publishing company

- Open space
- Package delivery facility
- Park

Parking:

- Commercial
- Off-site
- Park and ride lot
- Shared lot with existing use

- Photo finishing lab
- Printing plant
- Radio, television station
- Railroad, freight terminal facility
- Railroad, repair shop
- Recreation (indoor)
- Recreation (outdoor)

Recycling:

- Collection station
- Processing center

- Research and development center
- Restaurant with/without drive-through

M-1 ZONING USE

- Retail goods establishment with/without drive-through
- Retail services establishment:
- Electronic repair shop
- Furniture repair shop
- Upholstery Shop
- Rock, sand and gravel storage & distribution

School:

- Professional and vocational
- Seminary and religious institute

- Seasonal farm stand
- Sexual oriented business
- Sign painting/fabrication
- Small brewery
- Solar array
- Storage & display (outdoor)
- Storage & display public (outdoor)
- Storage, self
- Store, convenience
- Studio, motion picture
- Taxicab facility
- Technology facility
- Tire distribution retail/wholesale

- Truck freight terminal
- Urban farm

Utility:

- Building or structure
- Electric generation facility
- Sewage treatment plant
- Solid waste transfer station
- Transmission wire, line, pipe, or pole

Vehicle:

- Auction
- Automobile truck repair
- Automobile and truck sales & rental
- Automobile part sales
- Automobile salvage and recycling
- Recreational Vehicle (RV) sales and service
- Truck repair (large)

- Vending cart, private property
- Warehouse
- Welding shop
- Wholesale distribution
- Woodworking mill



PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS





MARKET ANALYSIS

Salt Lake City is experiencing remarkable economic growth, positioning itself as a major hub for business and innovation in the United States. With a diverse and rapidly expanding economy, the city has attracted a range of industries, including technology, finance, healthcare, and logistics. The “Silicon Slopes” region, which includes Salt Lake City, is home to numerous tech startups and established companies, making it one of the fastest-growing tech centers in the country. Major corporations are establishing headquarters or expanding operations here, driven by the city's educated workforce, lower cost of doing business compared to other metropolitan areas, and access to a highly skilled labor pool from nearby universities.

As businesses continue to flock to the area, demand for office spaces, retail locations, and industrial properties is rising. Additionally, ongoing urban revitalization projects are transforming key neighborhoods into vibrant business districts, increasing property values and attracting foot traffic. With the city's population growing steadily and job creation on the rise, commercial real estate investments are poised to benefit from both short-term returns and long-term appreciation. Furthermore, the city's pro-business climate, paired with stable property markets, makes Salt Lake City an ideal location for investors seeking to capitalize on a growing economy.



MARKET DEMOGRAPHICS

Salt Lake City has experienced significant population growth in recent years, driven by its strong economy, job opportunities, and high quality of life. As the largest city in Utah, it has attracted both young professionals and families, contributing to a steady influx of new residents. The city's growth has been fueled by the expansion of its tech sector, often referred to as “Silicon Slopes,” as well as its vibrant outdoor recreation scene and affordable cost of living compared to other major cities in the U.S. This population boom has also spurred demand for housing, infrastructure, and commercial developments, positioning Salt Lake City as one of the fastest-growing urban areas in the western United States.

SUMMARY

	2 Mile Radius	5 Mile Radius	10 Mile Radius
Population	69,581	384,895	881,027
2029 Population Projection	70,611	389,529	891,879
Total Households	30,026	155,305	318,658
Avg Household Income	\$77,477	\$92,258	\$98,136
Median Age	35	35.7	35.6
Total Consumer Spending	\$841.5M	\$5B	\$11.1B



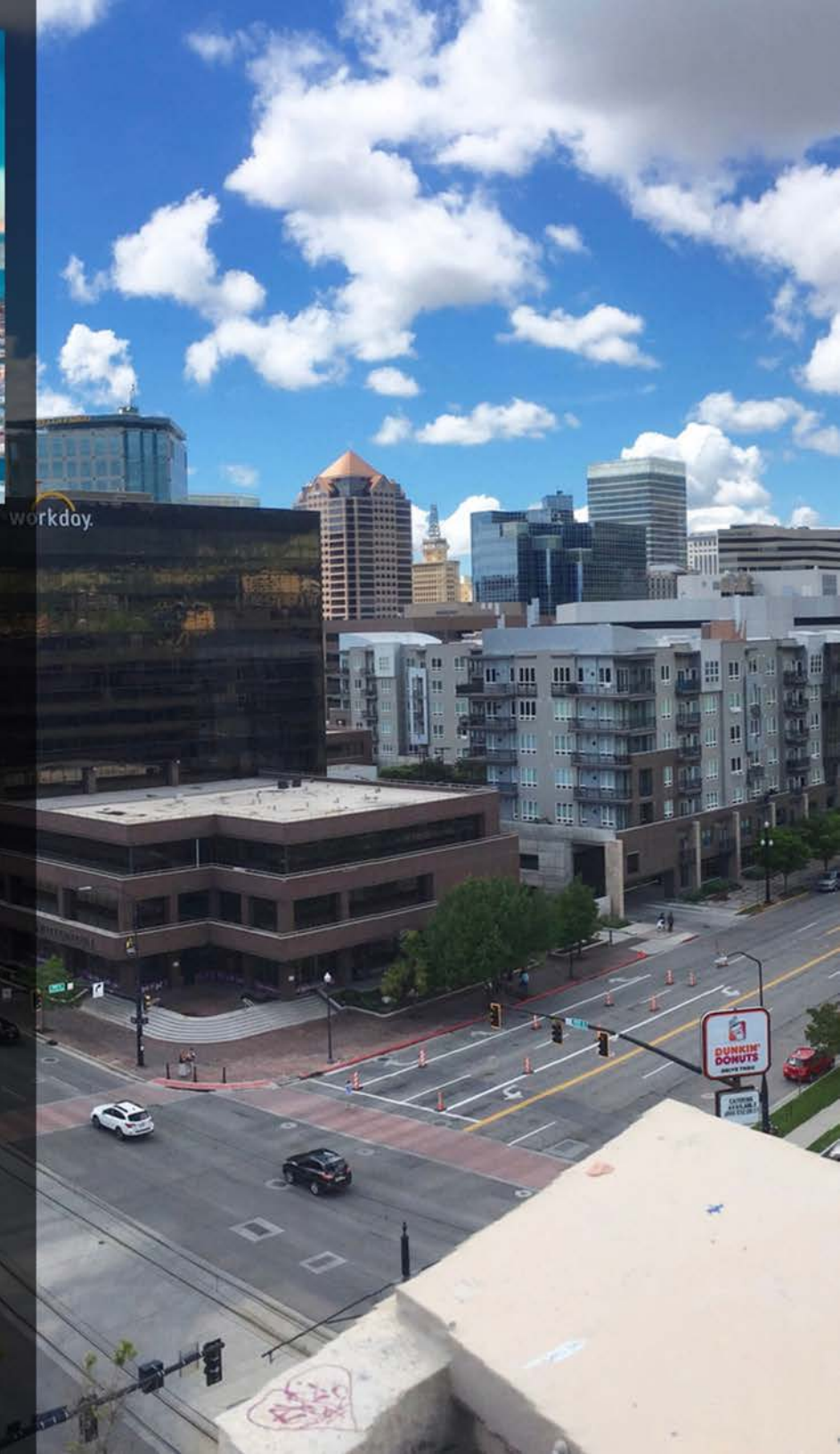
SALT LAKE CITY, UT

Salt Lake City, Utah, is a rapidly growing metropolitan area known for its vibrant economy, outdoor recreation, and cultural diversity.

As the state's capital and largest city, it has become a hub for tech companies, attracting new businesses and a talented workforce, which has contributed to a flourishing job market and robust real estate development.

The city's proximity to world-class ski resorts, national parks, and outdoor activities makes it an attractive destination for both residents and tourists. Additionally, ongoing infrastructure improvements, such as public transportation expansion and urban redevelopment projects, are shaping Salt Lake City into a dynamic and forward-thinking urban center.

With its blend of economic growth, quality of life, and scenic beauty, Salt Lake City continues to be a major draw for newcomers and investors alike.





Kody M. Watts

Commercial Real Estate Broker

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- 📞 801-948-3783
- 🌐 www.Peak-CRE.com
- ✉️ Kody@PeakCollectiveGroup.com

RE-15364



KW SOUTH VALLEY
KELLERWILLIAMS, REAL ESTATE