

FOR SALE OR LEASE



## PROPERTY DETAILS

3479 - 3485 South West Temple, South Salt Lake, UT 84115

- 1 parcel totaling 0.63 acres with 2 buildings (one vacant) + storage unit
- Sale price: \$2,600,000
- 14,144 SF total
- Year built: 1978
- Remodeled: 2014
- 7,472 SF building + 1,060 SF storage unit available (52%)
- 6,672 SF Occupied (47%)
- Purchase comes with long-term tenant (over 30 years) Commercial Foods Inc. Located in Building 3479
- Whole property may be purchased or vacant building may be leased

### SBA Eligible: SBA 504 Financing

- Only 10% down with 90% financing
- 25-year amortization
- Blended rate approximately 6.5%

\*Details provided by Jon Kleven:  
Newmark Mountain West Capital Group |  
714.470.7381 | jkleven@newmarkmw.com

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pmiller@newmarkmw.com

direct 801.783.5492

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**JAMES SAUNDERS**

jsaunders@newmarkmw.com

direct 970.214.1857

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**BO FINAU**

bfinau@newmarkmw.com

direct 801.406.1045

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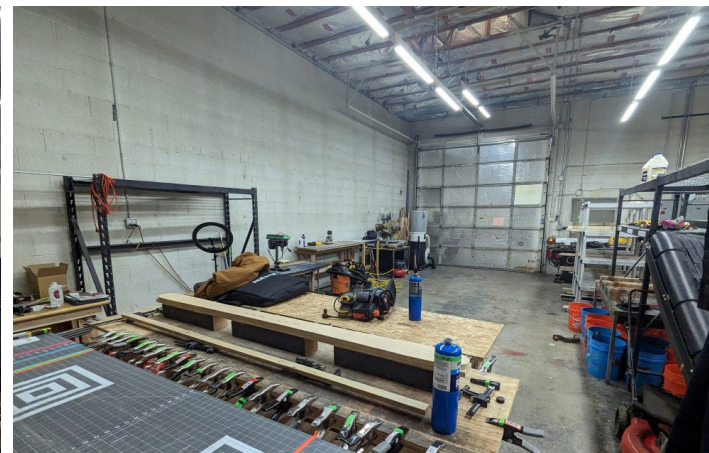
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## VACANT BUILDING:

- 7,472 SF
- 15' ceilings in warehouse
- Two 12'x12' ground level roll-up doors
- 13 offices and 2 bathrooms



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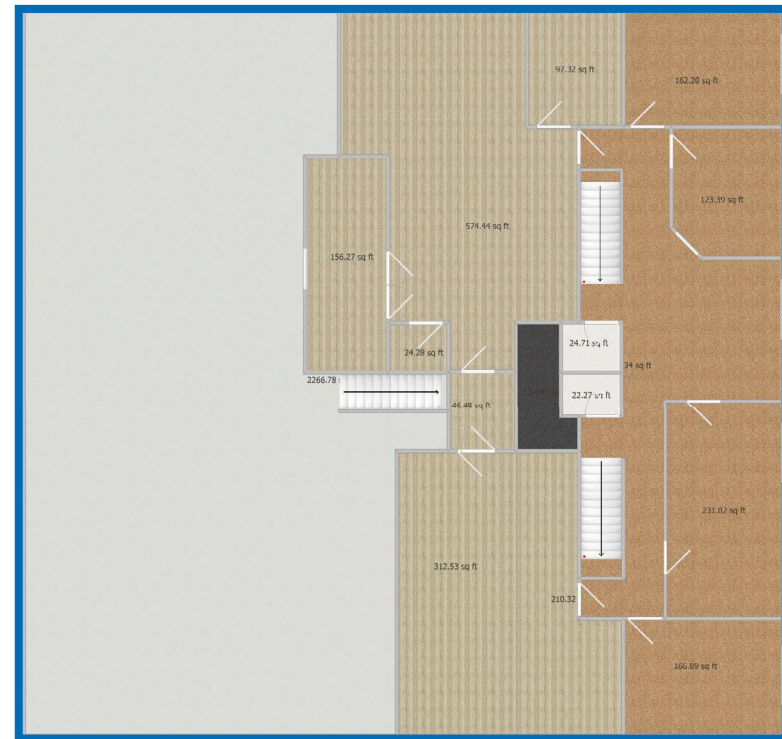
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# SITE PLANS

## 3485 SOUTH WEST TEMPLE

FIRST FLOOR  
7,472 SF TOTAL  
VACANT BUILDING

SECOND FLOOR



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pmiller@newmarkmw.com  
direct 801.783.5492  
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## LEASED BUILDING: COMMERCIAL FOODS INC.

- 6,672 SF
- 20' ceilings in warehouse
- 5 offices, 4 bathrooms, conference room and break room
- Washer and dryer hook ups
- One 12'x12' ground level door
- Food prep area and warehouse separated by double doors

Building #	Tenant Name	Lease Start	Lease End	Lease Options	SF Leased	Monthly Rent	Annual Rent	Rent/SF (Monthly)	Escalation	Security Deposit	Lease Type
3479 & 3481	Commercial Foods Inc.	10/1/2014	9/30/2029	Four 5 year options (till 2044)	6,672	\$4,060	\$48,720	\$0.65	6% per option period	\$2,400	Modified Gross

Lease Term	Start	Expiration	Monthly Rent	Annual Rent	Rent/SF (Monthly)	% Increase
Years 1-5	10/1/2024	9/30/2029	\$4,060.00	\$48,720.00	\$0.61	6.00%
Years 6-10	10/1/2029	9/30/2034	\$4,303.60	\$51,643.20	\$0.65	6.00%
Years 11-15	10/1/2034	9/30/2039	\$4,561.82	\$54,741.79	\$0.69	6.00%
Years 16-20	10/1/2039	9/30/2044	\$4,835.52	\$58,026.30	\$0.73	6.00%



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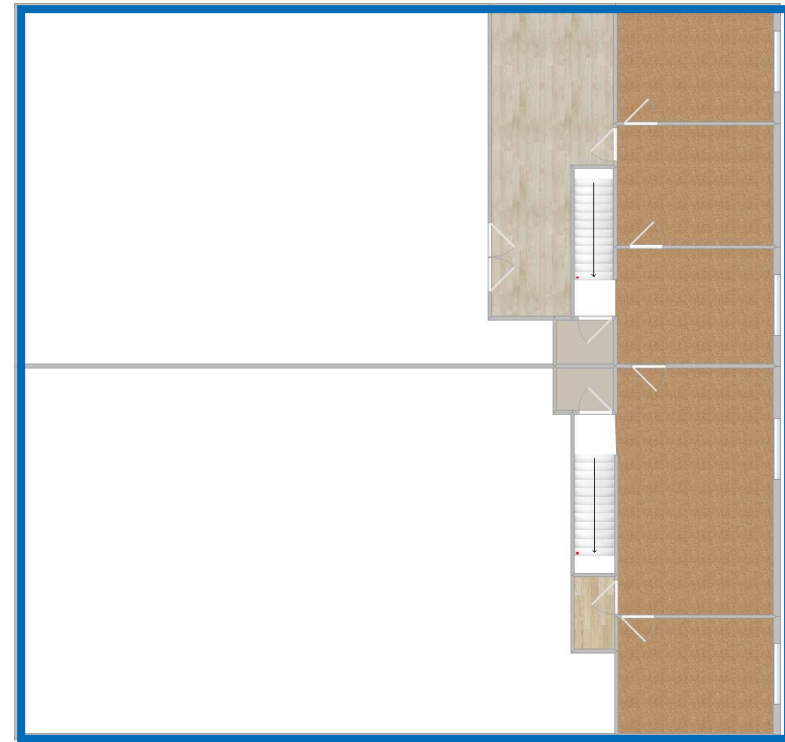
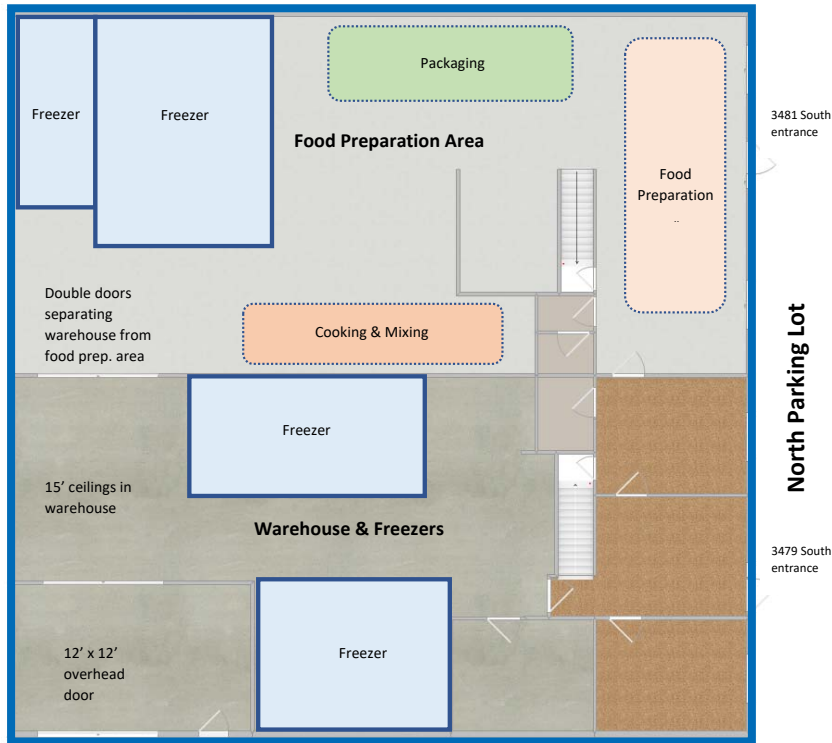
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# | SITE PLANS

## 3479 SOUTH WEST TEMPLE | LEASED BY COMMERCIAL FOODS INC.

FIRST FLOOR  
6,672 SF TOTAL

SECOND FLOOR



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pmiller@newmarkmw.com  
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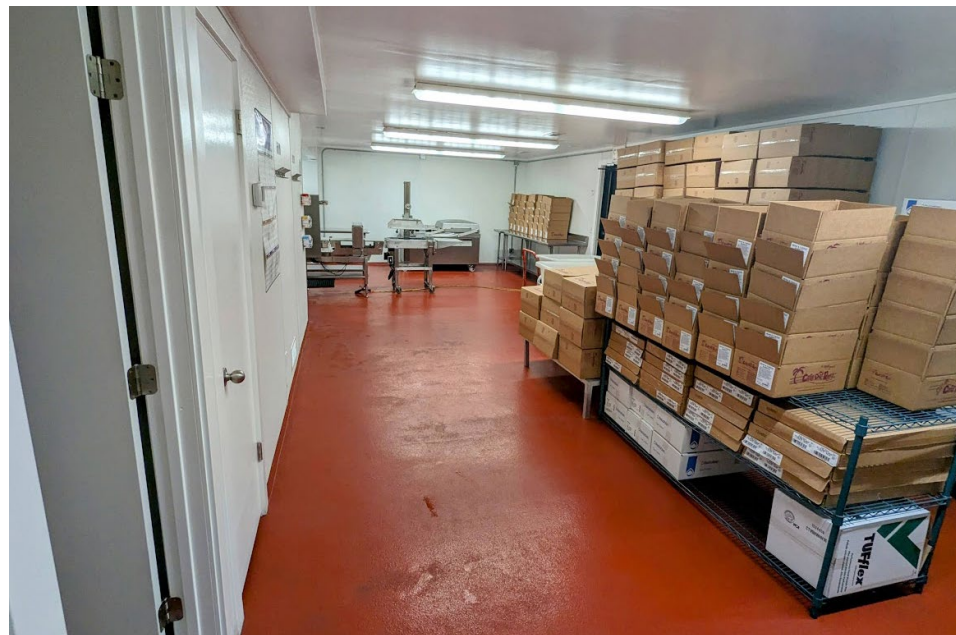
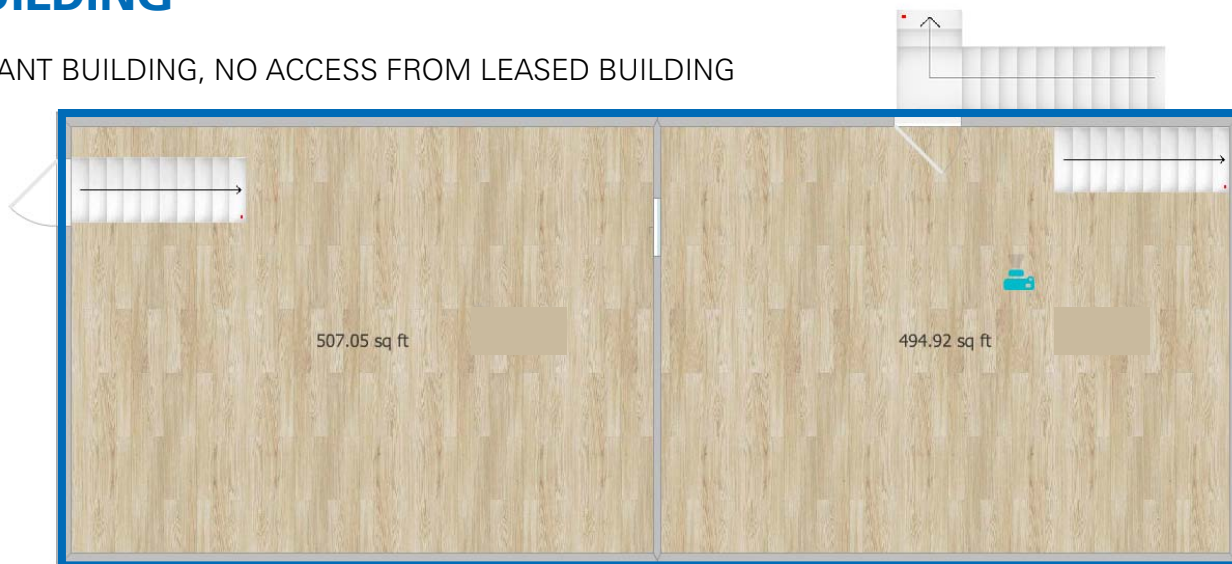
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# STORAGE BUILDING

1,060 SF

CONTIGUOUS TO VACANT BUILDING, NO ACCESS FROM LEASED BUILDING

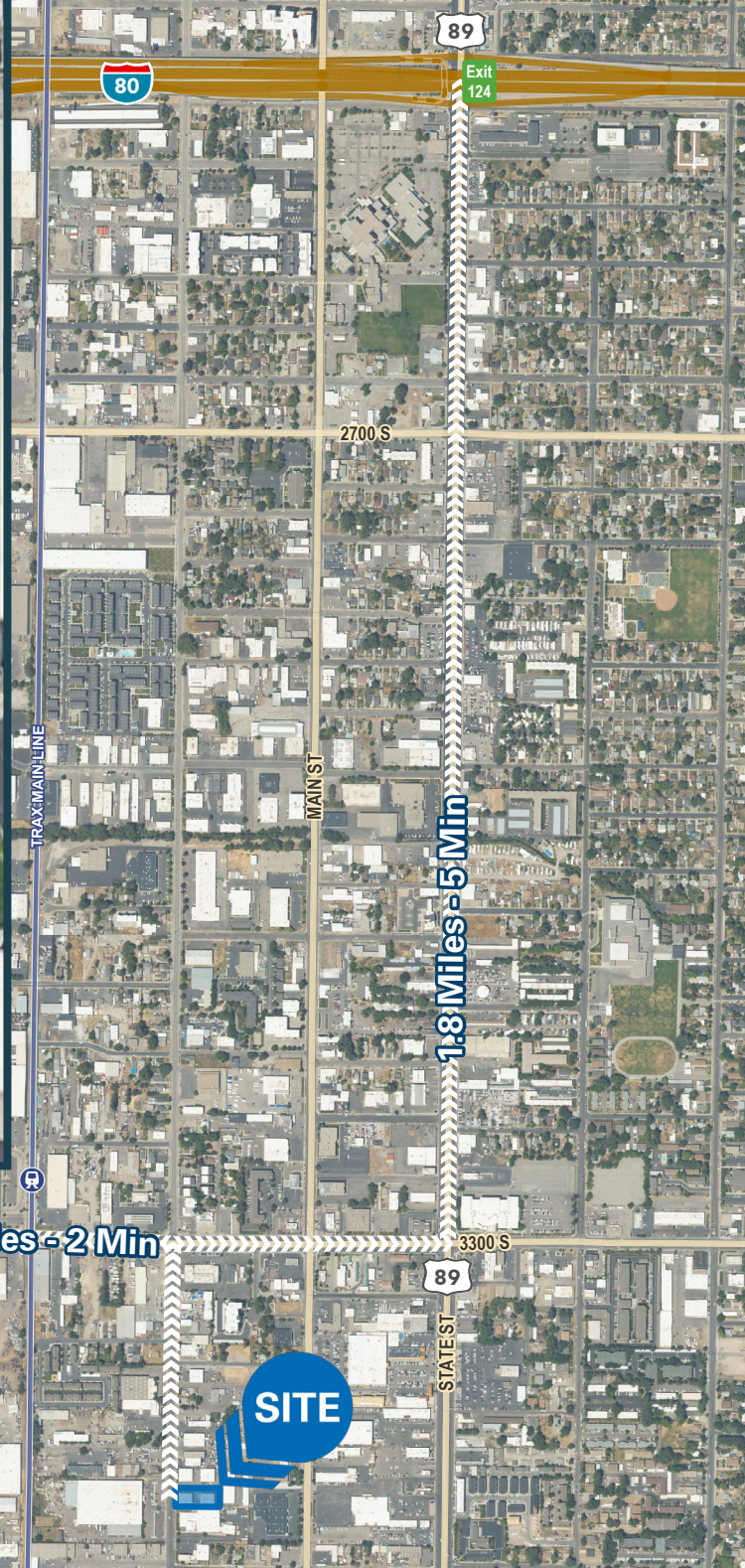


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**PRESTON MILLER, MRED**

pmiller@newmarkmw.com

direct 801.783.5492

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jsaunders@newmarkmw.com

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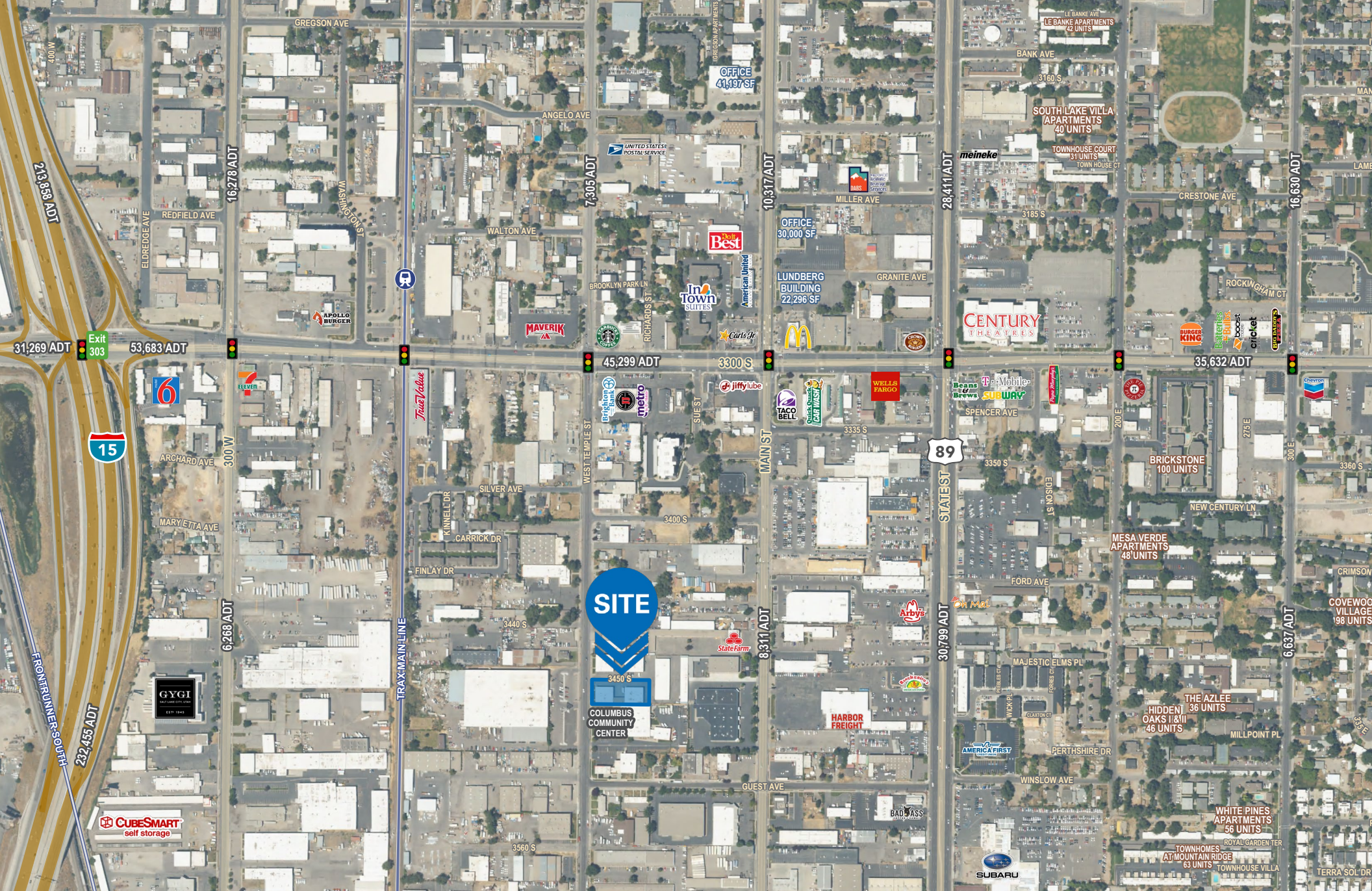
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