



INDUSTRIAL FOR LEASE

California Ave. Warehouse

2181 West California Ave Suite 400
Salt Lake City, Utah 84104

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Property Highlights

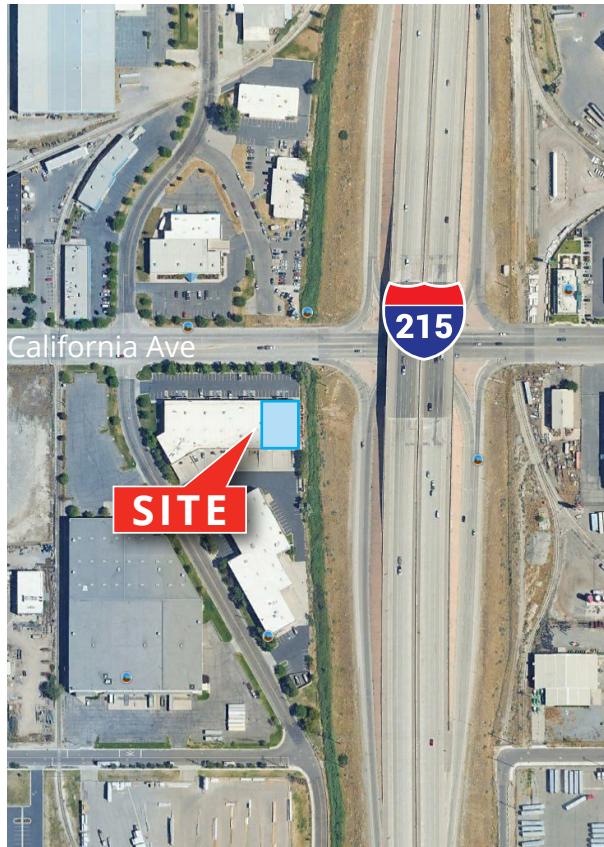
- 14,113 SF Available
- Office Available: 4,044 SF
- Warehouse Available: 10,069 SF
- Class A Warehouse with storefront
- Immediate access to Interstate 215
- Great Interstate signage visibility
- 4 min drive to Salt Lake City international airport
- 11 min drive to downtown SLC
- 200 amp 208 volt 3-phase panel(s)



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Property Details



Total Building Size 39,649 SF

Total Available 14,113 SF

Office Available 4,044 SF

Warehouse Available 10,069 SF

Zoning M1

Ground-Level Doors 3

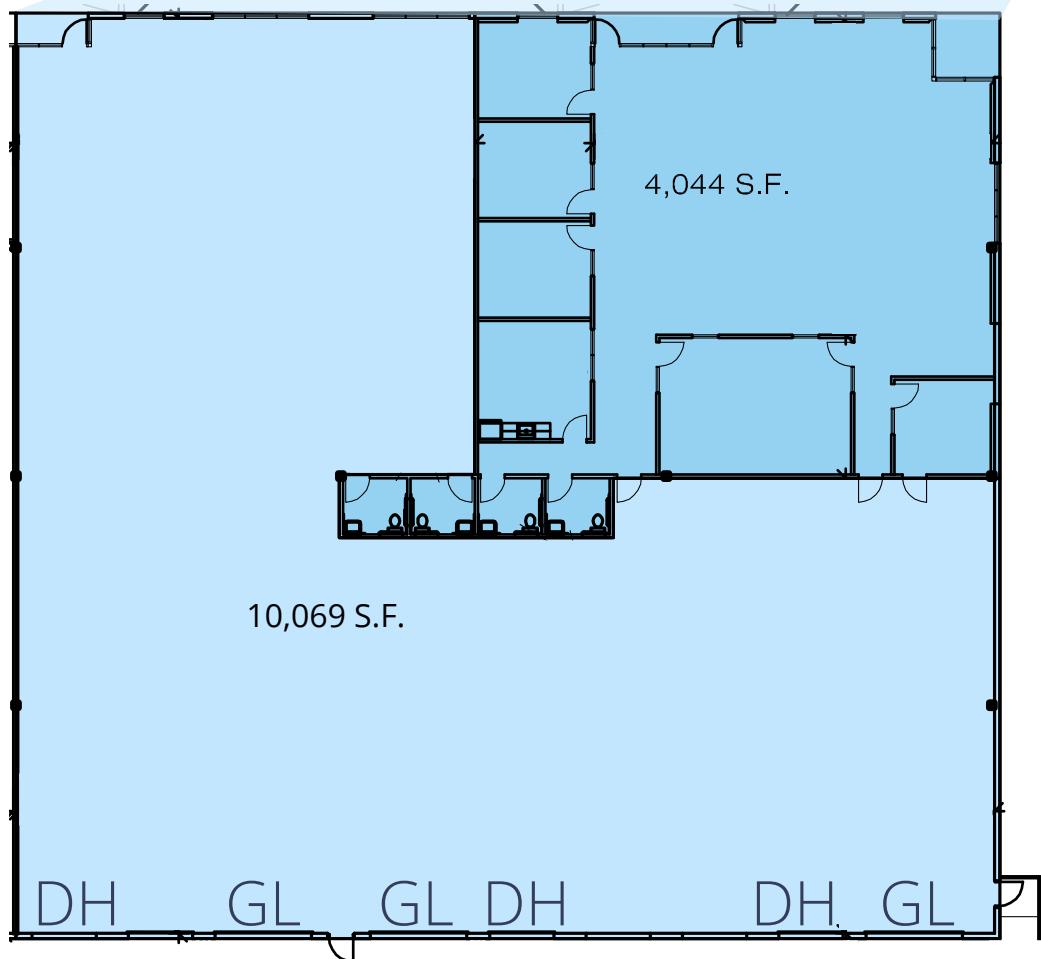
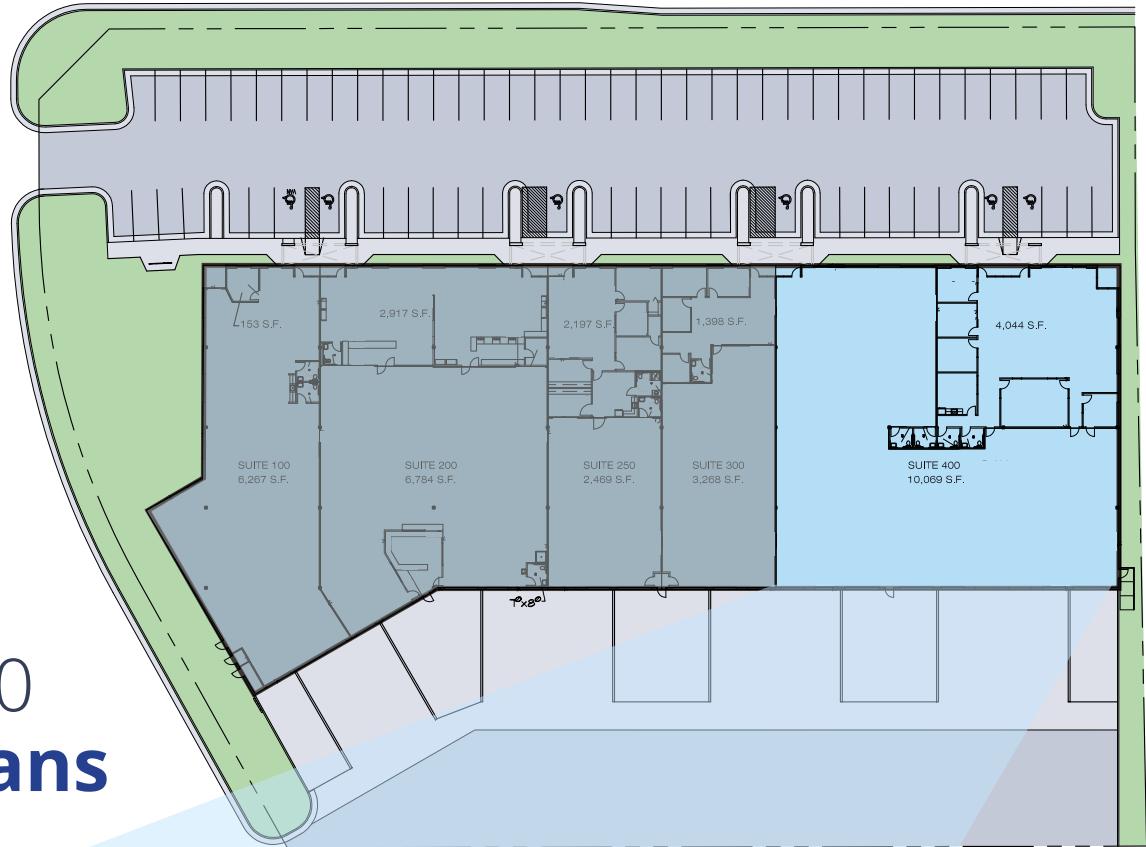
Dock-High Doors 3

Clear Height 22'

Fire Suppression: ESFR



Suite 400 Floorplans



Property Bonus Features



Generous Clear Height – Ideal for maximizing vertical storage and stacking product efficiently

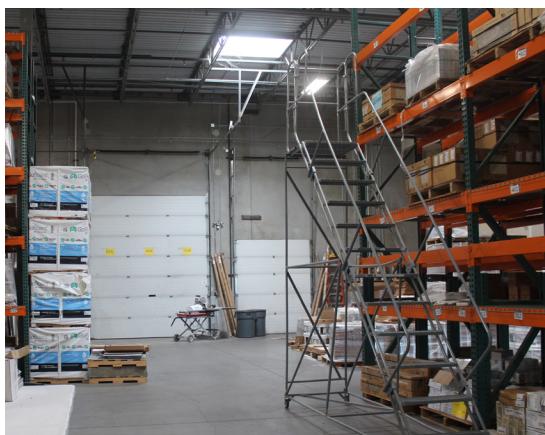
Flexible Loading Options – Equipped with both dock-high and ground-level (GL) doors

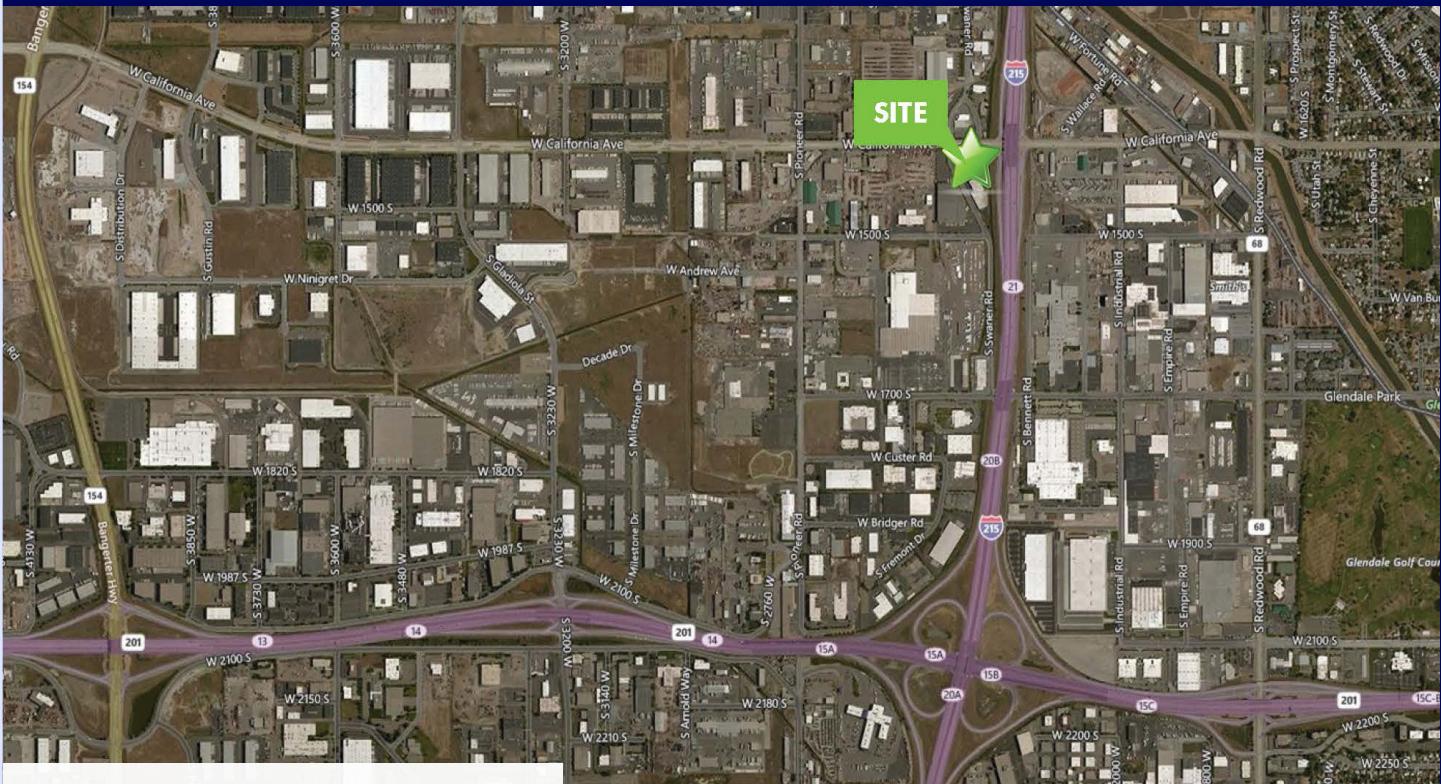
Professional Front Office Buildout – Attractive, functional office space that makes a strong impression on clients and staff

Street Visibility – High-traffic location offers excellent brand exposure

Signage Opportunities – Prominent building and street signage available to boost business visibility.

Natural Light Advantage – Abundant skylights in the warehouse provide bright, energy-saving daylight





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