



Retail/Industrial Space

REDUCED Lease Rate!

4231 S. State St. Salt Lake City, Utah 84107

Prime Central Salt Lake
Valley State Street
frontage warehouse-shop/
automotive shop with
showroom & office space

Available

- 7,500 SF
4,685 SF Warehouse / shop
2,815 SF Showroom / office space

Lease Rate

~~\$22.40/SF~~ **\$17.60/SF NNN**

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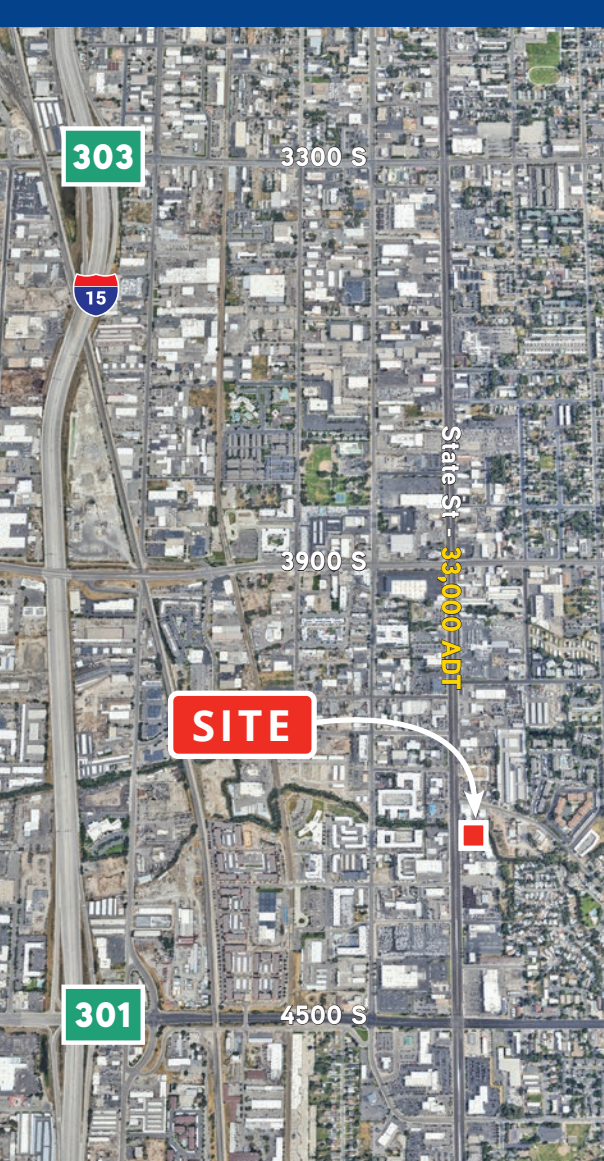
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Property Highlights

- Prime Central Valley State Street frontage with 33,000 ADT
- 4.1/1,000 parking ratio (31 stalls)
- Zoning: M-1 (manufacturing, light industrial, automotive)
- Lighted building signage on two sides
- Available Immediately



Building Features

- Total size: 7,500 SF
 - 4,685 SF Warehouse / shop
 - 2,815 SF Showroom / office space

Warehouse Features:

- Two (2) 12' x 12' roll up doors (one with opener)
- Skylights throughout
- 13' Clear height
- Forced-air gas heating
- Free spanning with capacity for seven (7) lifts
- Three-phase power
- Air piping throughout
- Floor drains
- Security system and cameras

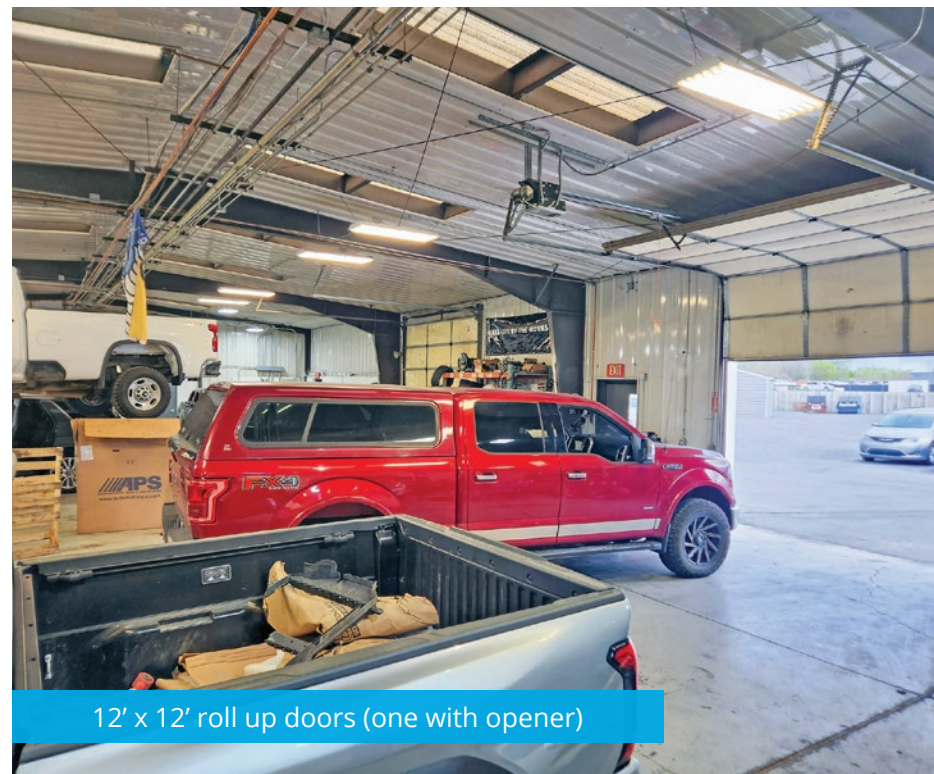
Showroom/Office Features:

- Four (4) private offices
- Large showroom/open area
- Two (2) 9' x 10' clear panel grade-level doors
- Break room
- Two (2) restrooms

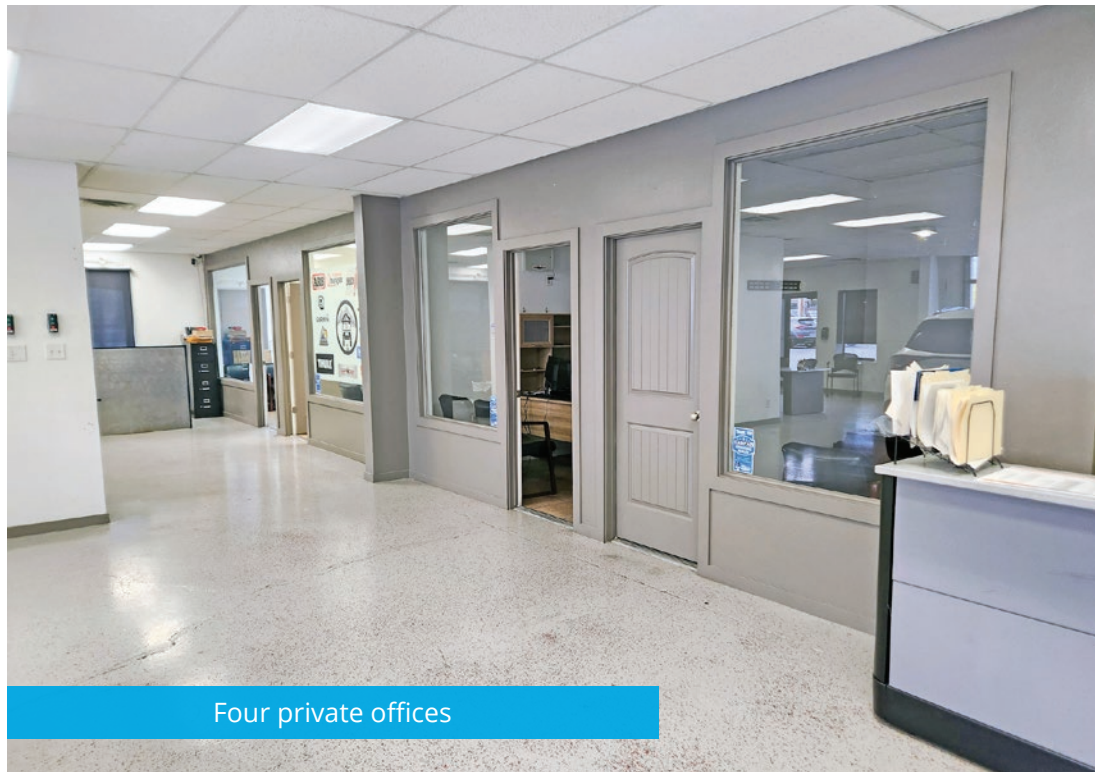




9' x 10' clear panel grade-level doors



12' x 12' roll up doors (one with opener)



Four private offices



Capacity for seven lifts





Demographics

3-Mile Radius



Population

152,390



2029 Projected Pop

155,767



Daytime Population

186,453



Median Age

34.4



Avg Household Income

\$104,807



Med Household Income

\$76,515

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