

FOR SALE \$3,750,000

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FOR LEASE \$14,500/MO

Industrial properties for sale or lease in Salt Lake City, Utah

Four buildings 11,979 SF with an acre of yard space

Zoned MU-11 (mixed-use 11 stories high) as of Oct 8, 2025

Parcel	Acres	Buildings SF
1776 S 900 W	Block building built in 1955, and detached work shop (1040 SF)	
15-14-406-010-0000	.22	3675 + 1500 = 5175
943 W Quayle Ave	Two metal buildings built in 1976 and 1990	
15-14-406-005-0000	.24	4000 + 1764 = 5764
Buildings Total	.46	11,979
Lease rate is \$.88/SF/MO \$10,500		
(Titled under Richardson Property 900 LLC)		

15-14-406-006-0000	.24	vacant lot
15-14-406-007-0000	.24	vacant lot
15-14-406-009-0000	.22	vacant lot
15-14-406-011-0000	.21	vacant lot
15-14-406-012-0000	.24	vacant lot
Vacant Land Total	1.15	Lease rate is \$0.10/SF/MO \$4,000
(Titled under Richardson Property 900 Land LLC)		

Totals for 7 parcels	1.61	11,979	Combined rate is \$1.21/SF/MO \$14,500
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This fenced corner lot offers 200 feet of frontage on 900 West and 340 feet on Quayle Ave. Great central location close to freeways, multiple ingress/egress. All 4 buildings have 3-phase 240V power and alarm system.

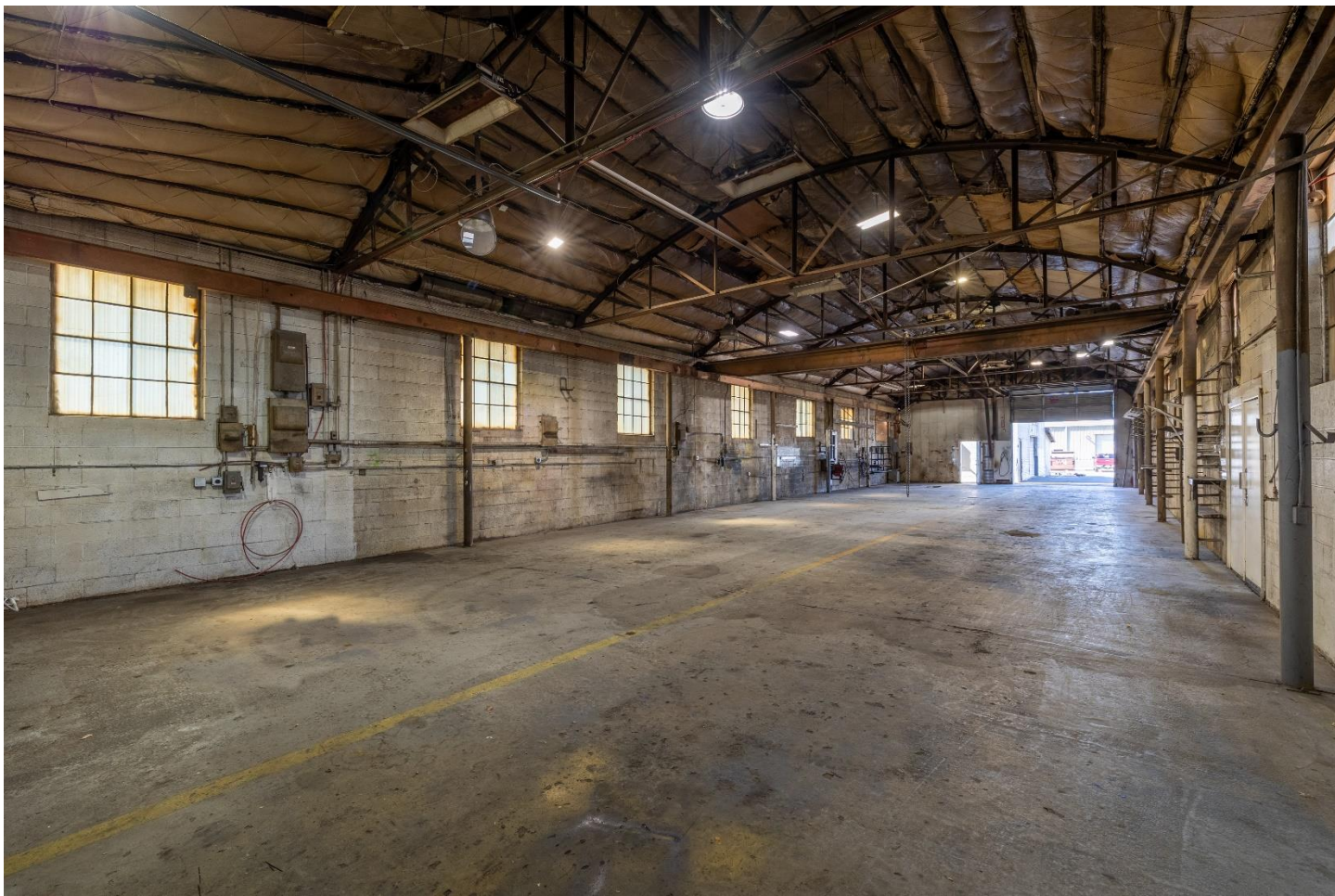
Block building #1 has 3675 SF with 480V power and pull-through truck bay, epoxy floor, and 2 overhead doors 12x12 & 12x13'6". Attached 1500 SF office area with 5 offices and 2 bathrooms, and detached 1040 SF work shop, on .22 acres.

Metal building #2 has 4000 SF with overhead crane and 3 overhead doors 12x16 & 12x16 & 14x14. Includes 470 SF interior office space with 2 offices and 1 bathroom. Metal building #3 has 1600 SF with 2 overhead doors 10x12 & 10x10. Both metal buildings on .24 acres.

Clean Phase 1 environmental report Oct 2025. Rent includes taxes and insurance, tenant is responsible for maintenance. Minimum three-year lease. Single occupancy, property is not divisible. Listing agent is related to owners. Buyer's agent will receive 3% commission or 1.5 times the first month's rent for finding a tenant that is accepted by owners. Negotiable, bring all offers.

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Block building service bay



Block building lobby with attached restroom



Hallway to four offices in block building and additional restroom



One of four offices in block building



Metal building lobby or break room with attached office