



OFFICE/WAREHOUSE SPACE FOR LEASE

748 SOUTH 5300 WEST, UNIT B, SALT LAKE CITY, UT 84104

LEASE RATE: \$1.10 PSF NNN



UNIT B

PROPERTY INFORMATION

- ✓ Approx. 4,056 SF
- ✓ Excellent Space For Small Business, Distribution, Or Similar Clean Uses
- ✓ Approx. 625 SF Of Finished Office Area, With A Small Kitchen And Restroom With Shower Extry Through Exterior Vestibule With
- ✓ No Automotive, Engine/Equipment Repair Or Similar Uses Permitted
- ✓ Refridgerated Air And Gas Heat To Office Area
- ✓ 12'x12' Ground Level Overhead Door
- ✓ 14'-16' Clear Height / LED Lighting
- ✓ Gas Unit Heat In Warehouse
- ✓ Well Insulated Walls & Ceiling
- ✓ 120/208V. 200 Amps/3-Phase Power
- ✓ Close To SL Int'l Airport & Downtown
- ✓ Excellent Access To I-80 & UT-201
- ✓ Well Maintained Building By Owner-User In Unit A
- ✓ Estimated 2026 CAM Is \$0.19/SF/Month

CONTACT US

JEFF MCCOMAS

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☎ 801.573.6271 www.cresutah.com

Call Us **801.876.6070** 



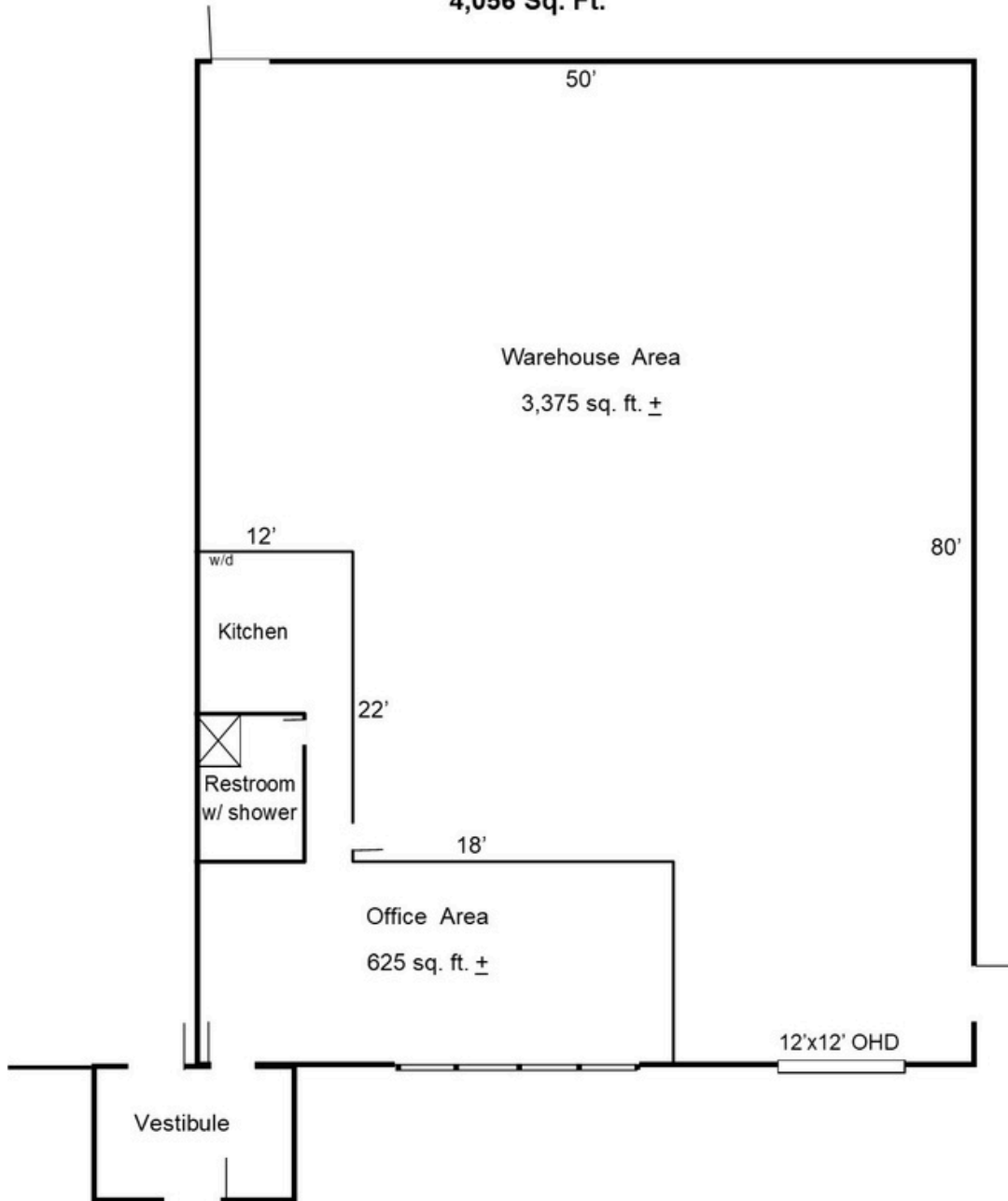
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Unit B Floor Schematic
Dimensions Approximate

4,056 Sq. Ft.



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this CRES office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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