

Temp Controlled Manufacturing- Heavy Power

852-866 South 500 West, Salt Lake City, Ut

ADVENT
PROPERTY ADVISORS



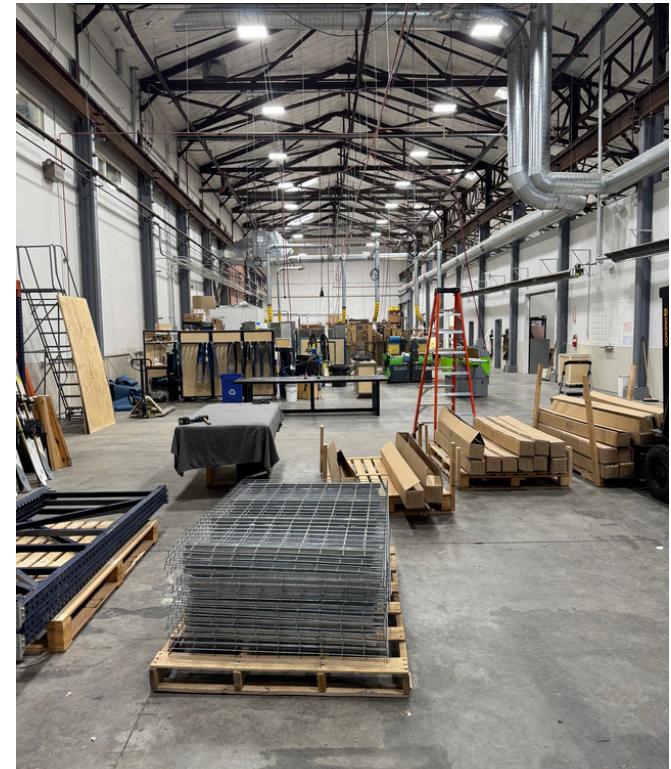
Salt Lake Granary District **LEASE RATE \$.95 PSF, NNN**

Property Details

Total Size:	34,622 SF
Office:	1,814 SF
Wet Lab:	1,564 SF
Warehouse:	31,244 SF
Doors:	(1) 14'x15' Ground Level (1) 14'x14' Ground Level (1) 10'x10' Ground Level
Ceiling:	12'-29' Clear

Power: 1,000+ A, 480 V, 3 Phase

- HVAC throughout entire space
- Industrial grade dust collection system with silo
- Air lines ran throughout the space
- Warehouse drains throughout
- Partitioned warehouse space for printing, metalwork, textile, and washing
- Attractive office with reception, showroom, bullpen, breakroom and conference room
- Fire Sprinkled
- Space is divisible to 2,800 SF, 17,580 SF or 14,242 SF
- Great location with freeway access within less than one minute of the site



Advent Property Advisors: 5284 S. Commerce Drive, #C-274, Murray, Ut

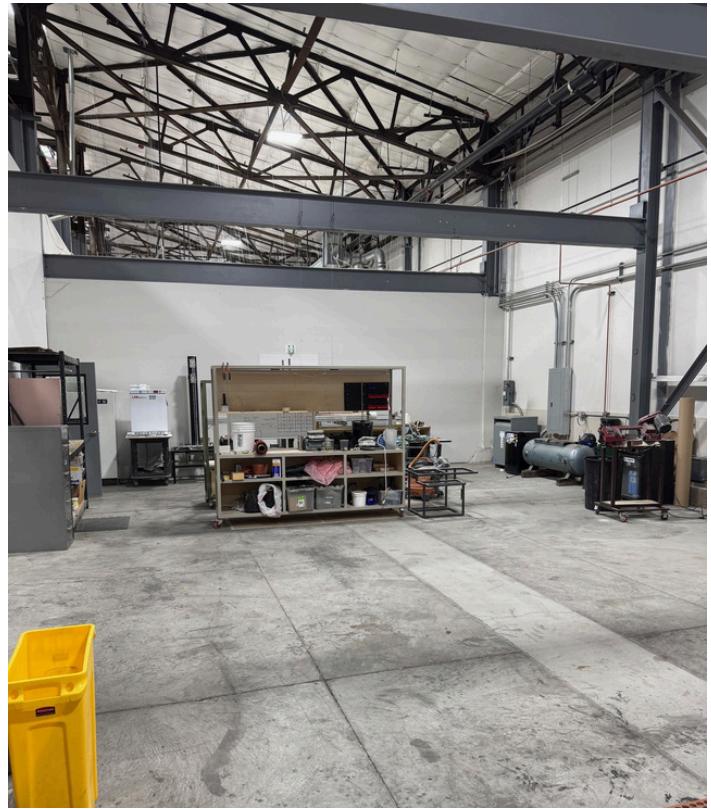
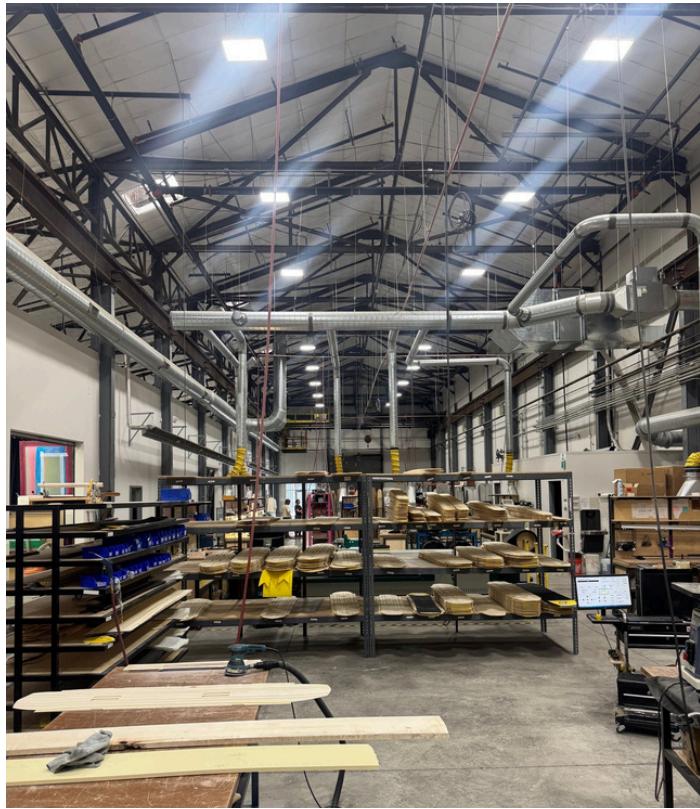
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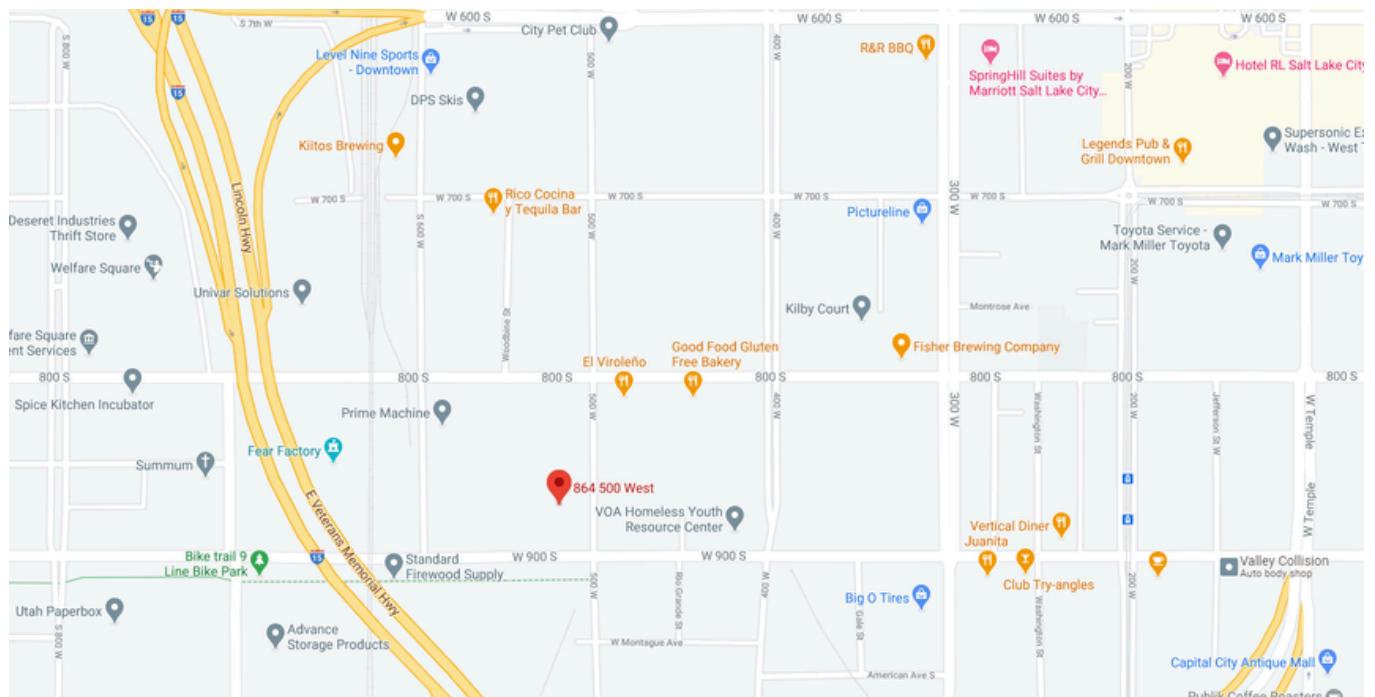
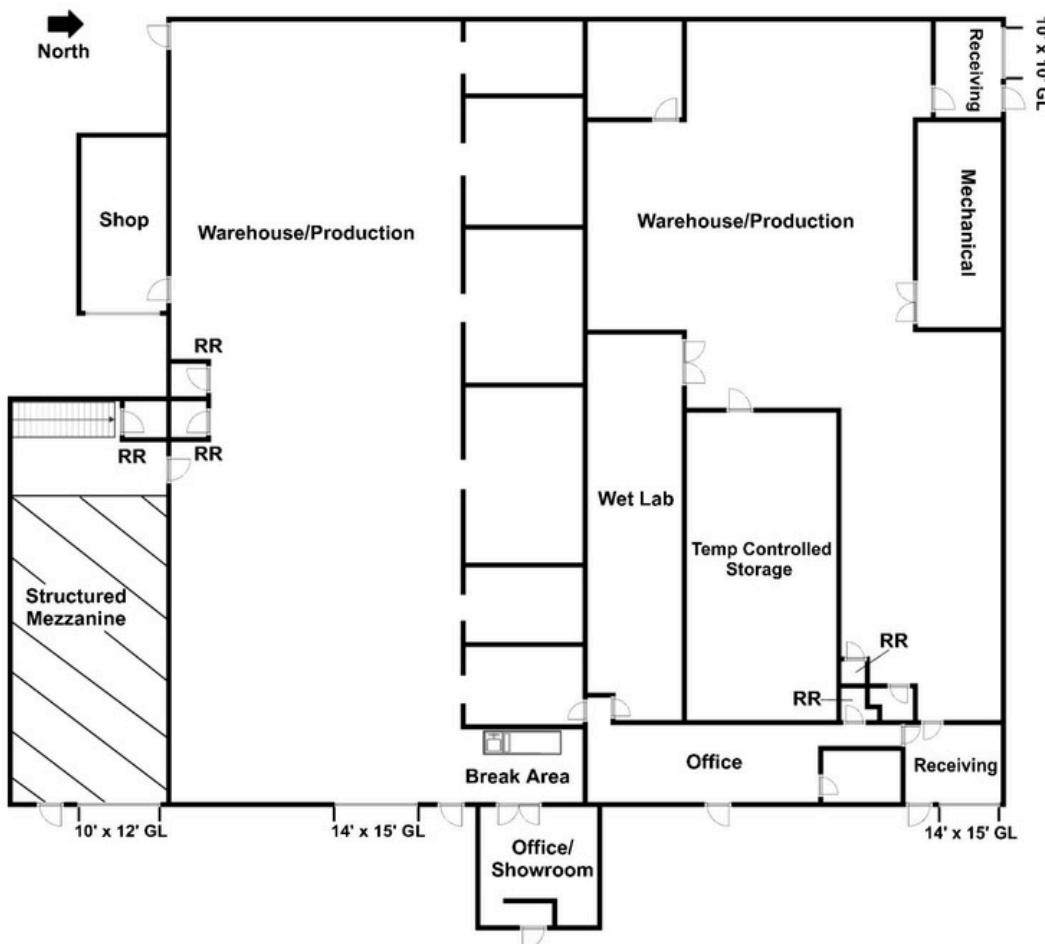
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