



153, 157, 169, & 171 WEST BURTON AVENUE SOUTH SALT LAKE, UT 84115

VALUE ADD INDUSTRIAL INVESTMENT / WELL LOCATED
COVERED LAND INVESTMENT OPPORTUNITY

OPPORTUNITY ZONE

We are pleased to offer this value-add versatile **±31,881 SF industrial property on 1.32 acres** with significant upside in rental rates and space optimization, and future redevelopment opportunities as this is **located in an Opportunity Zone**. The buildings have been thoughtfully improved over time and serve a diverse tenant mix—making the property ideal for both investors and owner-users seeking flexible space in a supply-constrained industrial market.

The property is priced at **\$6,250,000 with in-place NOI of \$318,779**. Property appraisals confirm that **market rents in the submarket average approximately \$10.50–\$12.00/SF NNN**, with several referenced leases and comparable properties supporting an **\$11.00/SF NNN** market benchmark. The appraisals’ sales comparables place local industrial values near **\$205/SF** on average, with some recently improved buildings trading higher, up to **\$230/SF**.

- Appraised at \$6,500,000
- 100% occupied
- Historical zero vacancy
- Market rents: \$11/SF NNN
- Flexible interconnected warehouse bays; expansion capability
- Food-production improvements in place
- Submarket vacancy under 1%; sales comps averaging \$249 PSF
- Efficient operations with minimal landlord obligations

PROPERTY OVERVIEW

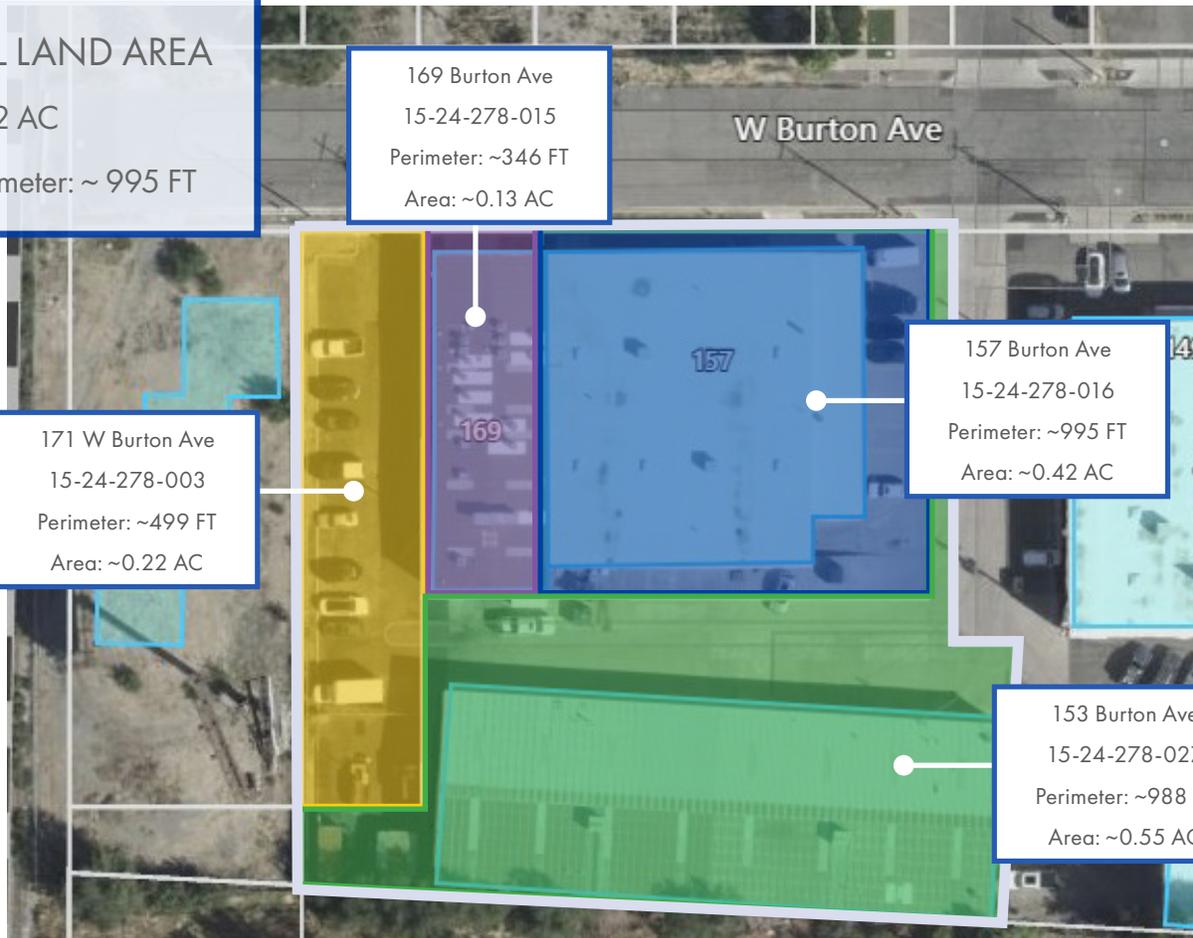
Price	\$6,250,000
	5.1% In-Place
CAP Rate	5.4% with light mark-to-market leasing increases
Year Built	1968 & 1972
Buildings	2
Zoning	DT
	15-24-278-027
	15-24-278-016
APN	15-24-278-015
	15-24-278-003
Rentable SF	31,861
Lot Size	1.32 Acres



PARCEL MAP & MEASUREMENTS

TOTAL LAND AREA

- 1.32 AC
- Perimeter: ~ 995 FT



169 Burton Ave
15-24-278-015
Perimeter: ~346 FT
Area: ~0.13 AC

157 Burton Ave
15-24-278-016
Perimeter: ~995 FT
Area: ~0.42 AC

171 W Burton Ave
15-24-278-003
Perimeter: ~499 FT
Area: ~0.22 AC

153 Burton Ave
15-24-278-027
Perimeter: ~988 FT
Area: ~0.55 AC

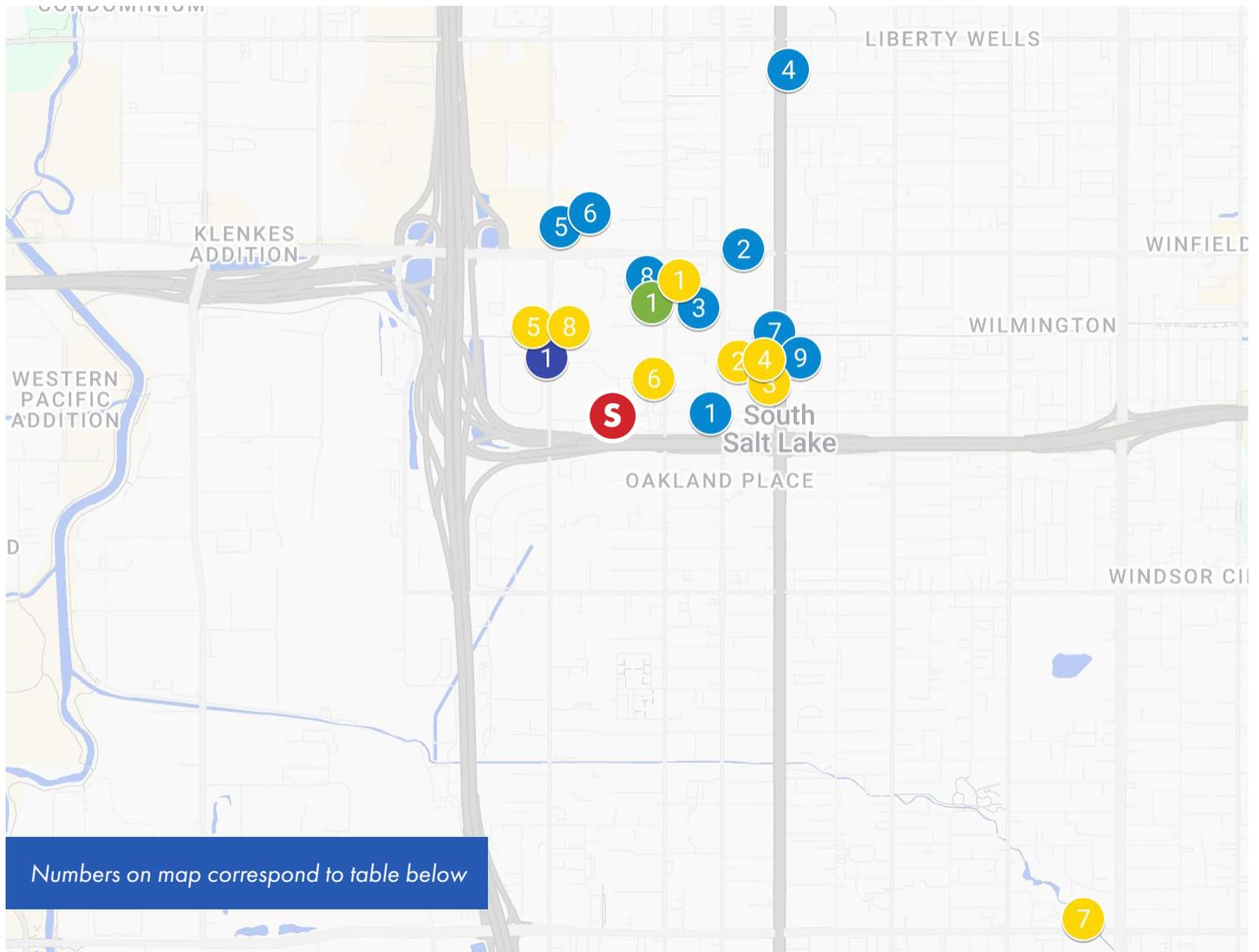
**Measurements are approximate*

PRICING

Price	\$6,250,000
CAP Rate	5.1% In-Place 5.4% with light mark-to-market leasing increases
PSF Basis	\$108 PSF Land \$196 PSF Building Cost
Average Price/SF Industrial Sales Comps	\$249 PSF with vacancy 0.6%



SOUTH SALT LAKE MULTIFAMILY DEVELOPMENT PIPELINE



Subject Property

S	153, 157, 169 & 171 W Burton Ave	South Salt Lake
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Completed Since 2019

Property Name	City	Year Built	Unit Count	Property Type
1 One Burton	South Salt Lake	2025	180	Mid-Rise
2 Liberty on Main	Salt Lake City	2024	120	Mid-Rise
3 Bowers Residences at South City	South Salt Lake	2023	269	Mid-Rise
4 Capitol Homes Apartments	Salt Lake City	2021	93	Mid-Rise
5 21Lux	Salt Lake City	2021	206	Mid-Rise
6 @2100 Apartments	Salt Lake City	2020	82	Mid-Rise
7 Strata99 Townhomes	Salt Lake City	2019	95	Townhomes
8 Hi-Grade	Salt Lake City	2019	102	Mid-Rise
9 Ritz Classic Residences	Salt Lake City	2019	287	Mid-Rise

Under Construction

Property Name	City	Year Built	Unit Count	Property Type
1 The Rails at Times Square, Ph.1	South Salt Lake	TBD	73	Mid-Rise

Likely Start in next 6 months

Property Name	City	Year Built	Unit Count	Property Type
1 Utopia Apartments	South Salt Lake	TBD	187	Mid-Rise

Planned Projects

Property Name	City	Year Built	Unit Count	Property Type
1 The Rockwell	South Salt Lake	TBD	41	Mid-Rise
2 Market Center Building 1	South Salt Lake	TBD	255	Mid-Rise
3 Market Center Building 2	South Salt Lake	TBD	138	Mid-Rise
4 Market Center Building 3	South Salt Lake	TBD	85	Mid-Rise
5 The Rails at Times Square, Ph.2	South Salt Lake	TBD	145	Mid-Rise
6 Haven Avenue Apartments	South Salt Lake	TBD	217	Mid-Rise
7 Shadow Creek Luxury Living	South Salt Lake	TBD	302	Mid-Rise
8 SODO, Phase 1	South Salt Lake	TBD	742	Mid-Rise

The Nielsen Jensen Team recognizes the importance of tracking current supply and pipeline as an indicator of the health of the market. We work closely with property owners, appraisers, and other resources to ensure our team is up to date on delivering projects and absorption. Quarterly updates to our under construction pipeline has proven extreme value to our clients and the market.

SALT LAKE CITY UTAH

Salt Lake City is the capital and most populous city in the state of Utah. Known as the Crossroads of the West and the industrial banking center of the United States, Salt Lake is a diverse hub for business, outdoor recreation, and a developing gastronomic palate.

Downtown Salt Lake City centers on Temple Square, with its soaring, castle-like Salt Lake Temple and the Mormon Tabernacle, an auditorium known as the home of the renowned Tabernacle Choir. The area has plentiful farm-to-table restaurants and global eateries, along with wine bars and Irish pubs. Additionally, find the perfect entertainment from ballet to opera to Broadway shows staged at the Capitol Theatre, or retail therapy with the Gateway or open-air City Creek Center mall with its upscale shops.

10.7%

POPULATION GROWTH RATE
(2010-2025)

206,267

2025 POPULATION

33.3

MEDIAN AGE

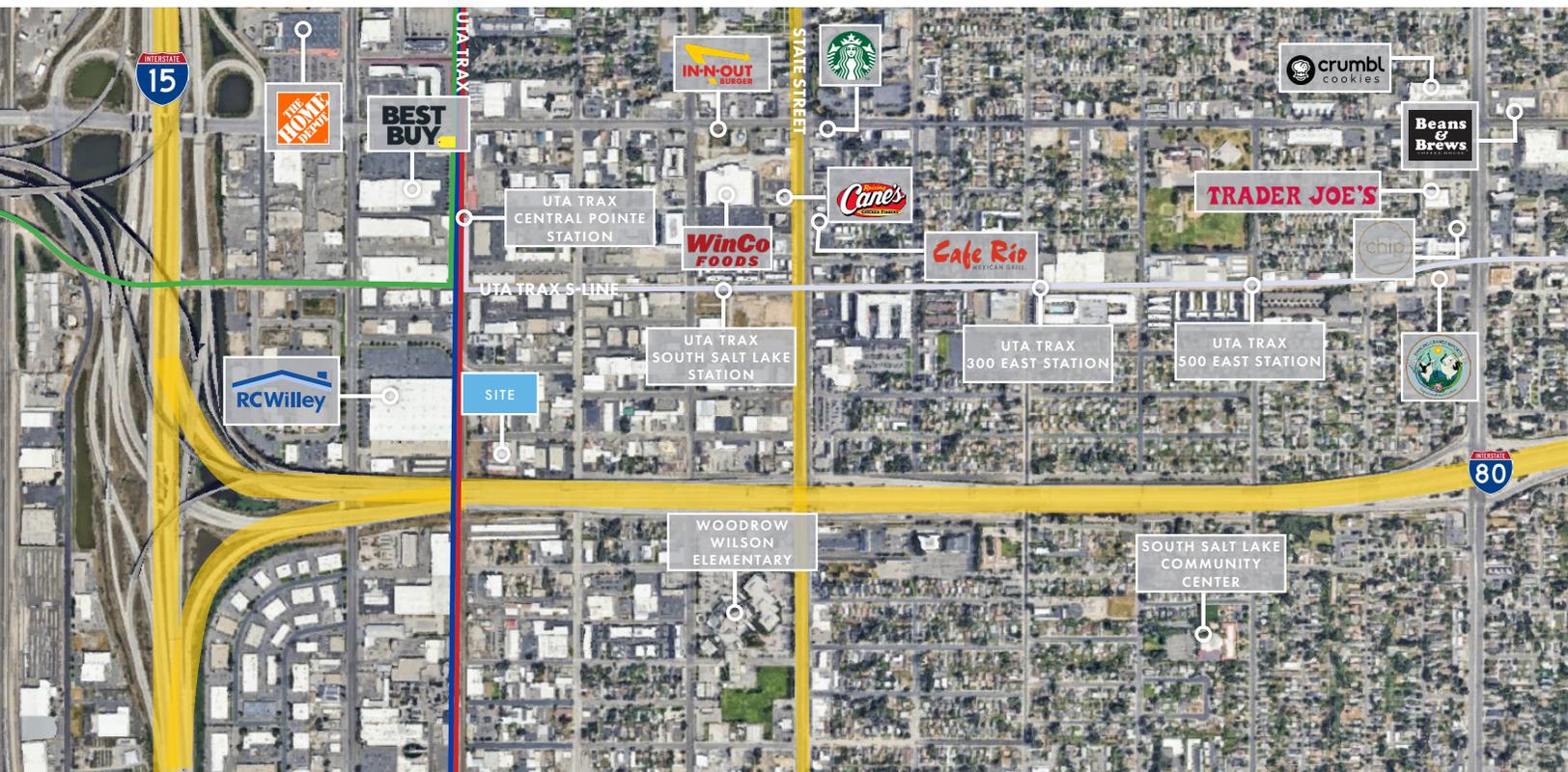
\$80,962

MEDIAN HOUSEHOLD
INCOME

\$625,747

MEDIAN HOME VALUE

SALT LAKE CITY:
#3 BEST PERFORMING
LARGE CITY
(MILKEN INSTITUTE, 2025)



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