



# FOR LEASE

580 North 700 West,  
North Salt Lake, UT 84054

- ±10,200 SF Available
- Office/Warehouse/Manufacturing
- Available Immediately

**NORTH SALT LAKE  
INDUSTRIAL PARK**

## Property Highlights

BUILDING SIZE	±10,200 SF
OFFICE SF	±1,090 SF
WAREHOUSE SF	±9,110 SF
CLEAR HEIGHT	15'
LOADING	Four (4) Ground Level Loading Doors (12'x12')
COLUMN SPACING	24' x 50'
HEATING	Gas Forced Air in Warehouse
POWER	3-Phase
LIGHTING	LED Warehouse Lighting
CONSTRUCTION TYPE	Metal
LEASE TYPE	Modified Gross
ZONING	MD (Manufacturing-Distribution)
LEASE RATE	Call For Pricing

## Additional Features

- Fire Sprinkled
- Compressed Air Lines
- Excellent Access to I-215 & I-15



OR TEXT 22989 TO 39200

Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

[ARTI Terms of Service](#) | [ARTI Privacy Statement](#)







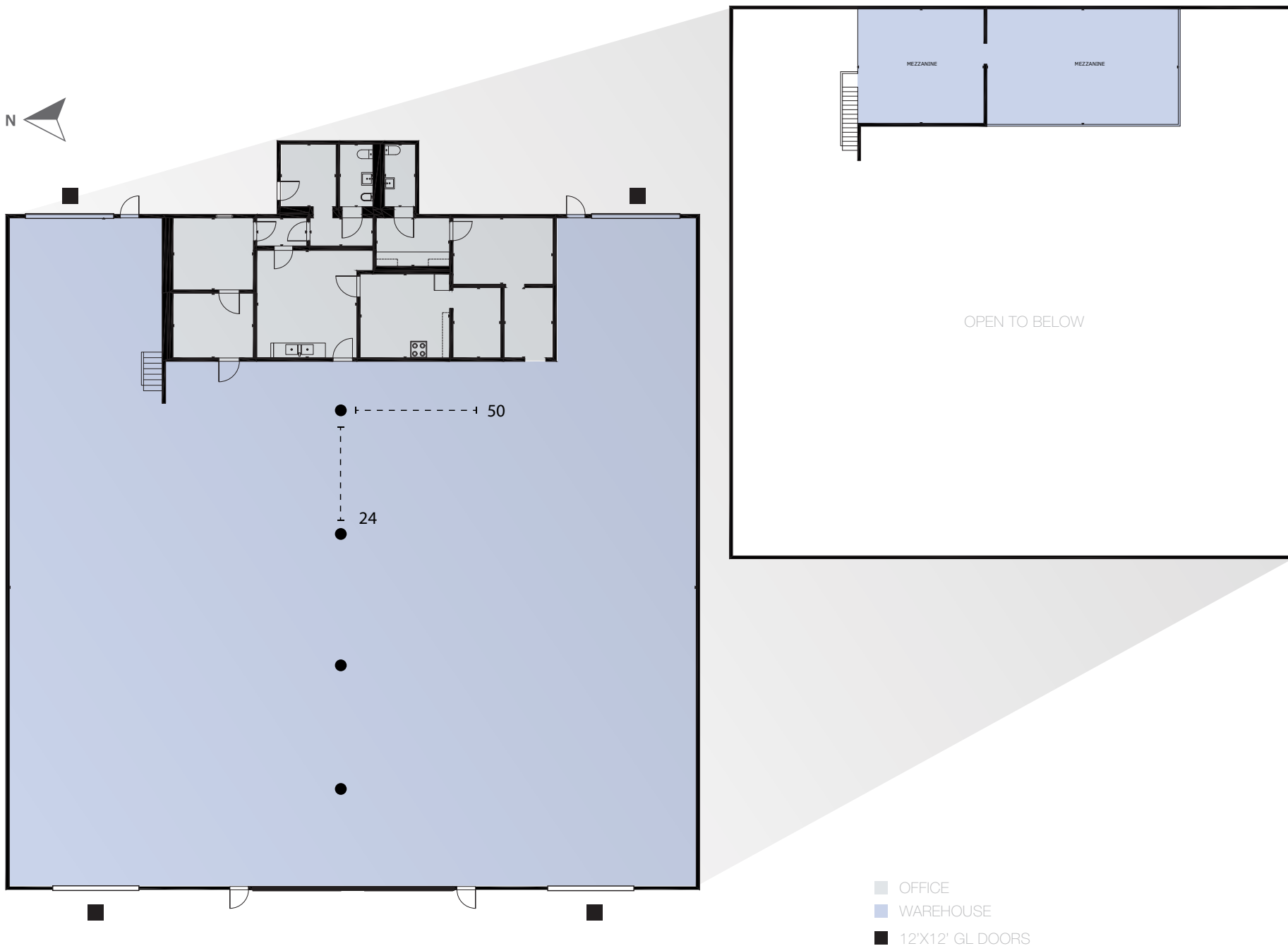




PHOTOS



# FLOOR PLAN












# SUBJECT SITE



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



## TRAVEL TIMES

DISTANCE FROM SITE		Time	Miles
	Salt Lake International Airport	14 Minutes	6.6 Miles
	Downtown Salt Lake City	12 Minutes	8.4 Miles
	I-15	3 Minutes	1.0 Mile
	I-215	1 Minute	1.0 mile
	Legacy Parkway	3 Minutes	1.9 Miles

## STRATEGIC NORTH SALT LAKE LOCATION

Located in North Salt Lake, the site benefits from direct access to I-15, I-215, and Legacy Parkway, placing it within minutes of Salt Lake International Airport, Downtown Salt Lake City, and regional freight corridors. Its central position in the Western U.S. offers strategic reach for both manufacturing and distribution, supported by a strong local labor pool and established industrial infrastructure.

## UTAH'S DISTRIBUTION ADVANTAGE



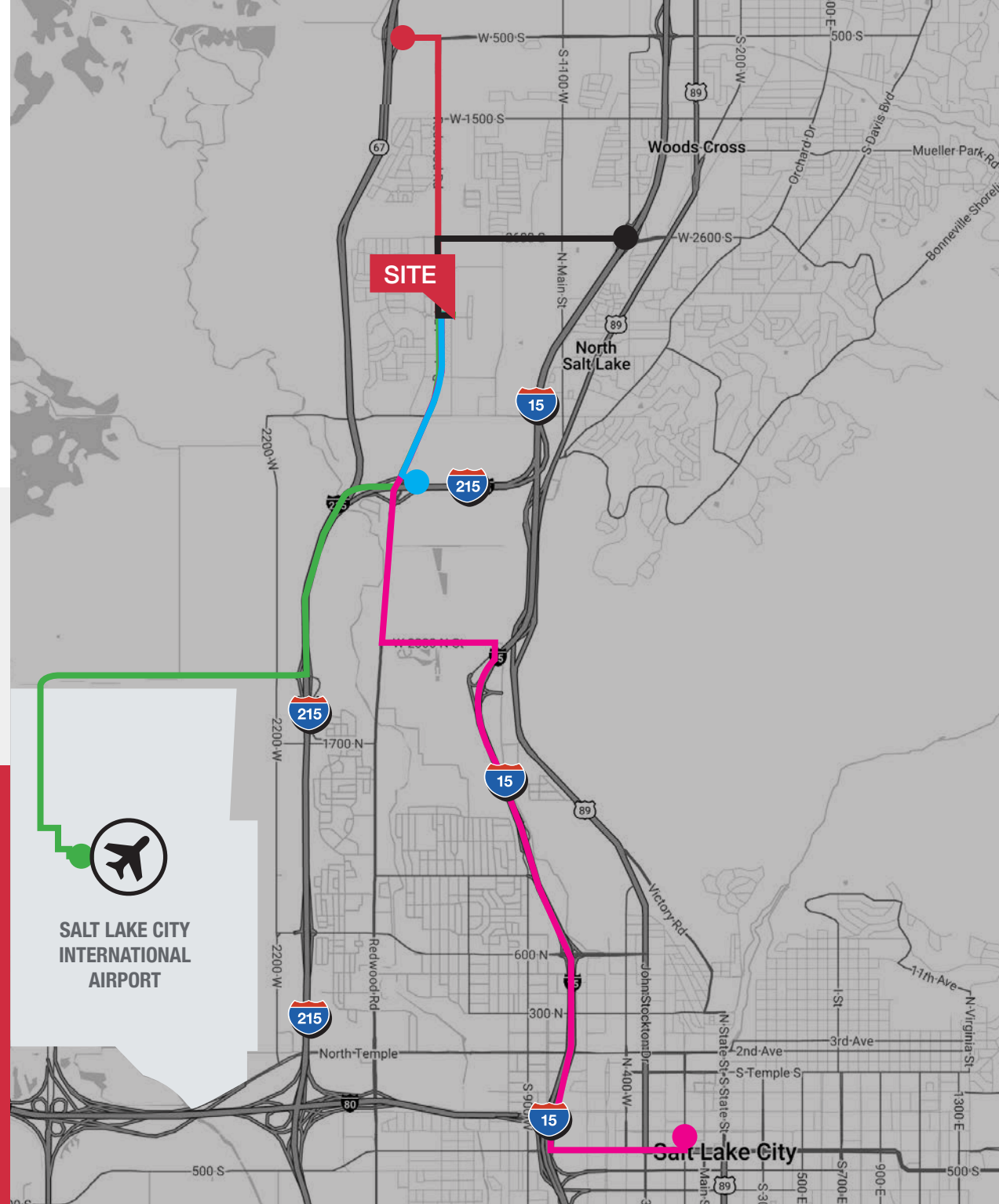
Utah is home to more than 15,000 trucking companies  
(Utah Department of Transportation)



1,388 miles of active freight rail  
(Utah Department of Transportation, 2023)



SLC Intl Airport ranked 4th in the Top Performing Global Airport category & 1st in U.S. for on-time performance (Cirium 2024)





**#1 FOR ECONOMIC  
OUTLOOK – 17 YEARS  
STRAIGHT**

Rich States, Poor States (2024)



**#1 BEST STATE IN AMERICA  
– 2023, 2024, 2025**

U.S. News & World Report



**HIGHEST LABOR  
FORCE PARTICIPATION  
IN THE NATION**

Utah Department of  
Workforce Services



**\$9.2B IN CAPITAL INVESTMENT  
| 2.4M SF ABSORBED (FY 2024)**

EDC Utah Annual Report



**AAA BOND RATING –  
MOODY'S, S&P, FITCH**

Utah maintains top-tier credit  
across all major agencies



**#2 FOR JOB GROWTH  
IN UNITED STATES**

The U.S. Bureau of Labor Statistics

## MANUFACTURING & DISTRIBUTION IN UTAH



**4,600+**

Manufacturing  
& Distribution  
Companies



**1-2 DAYS**

Ground Access



**ACCESS**

Two Class I Railroads  
Proximity To The Utah Inland Port  
Major Interstate Corridors



**25% OF  
ENERGY COSTS**

Lower Than The  
National Average



**\$23.5  
BILLION**

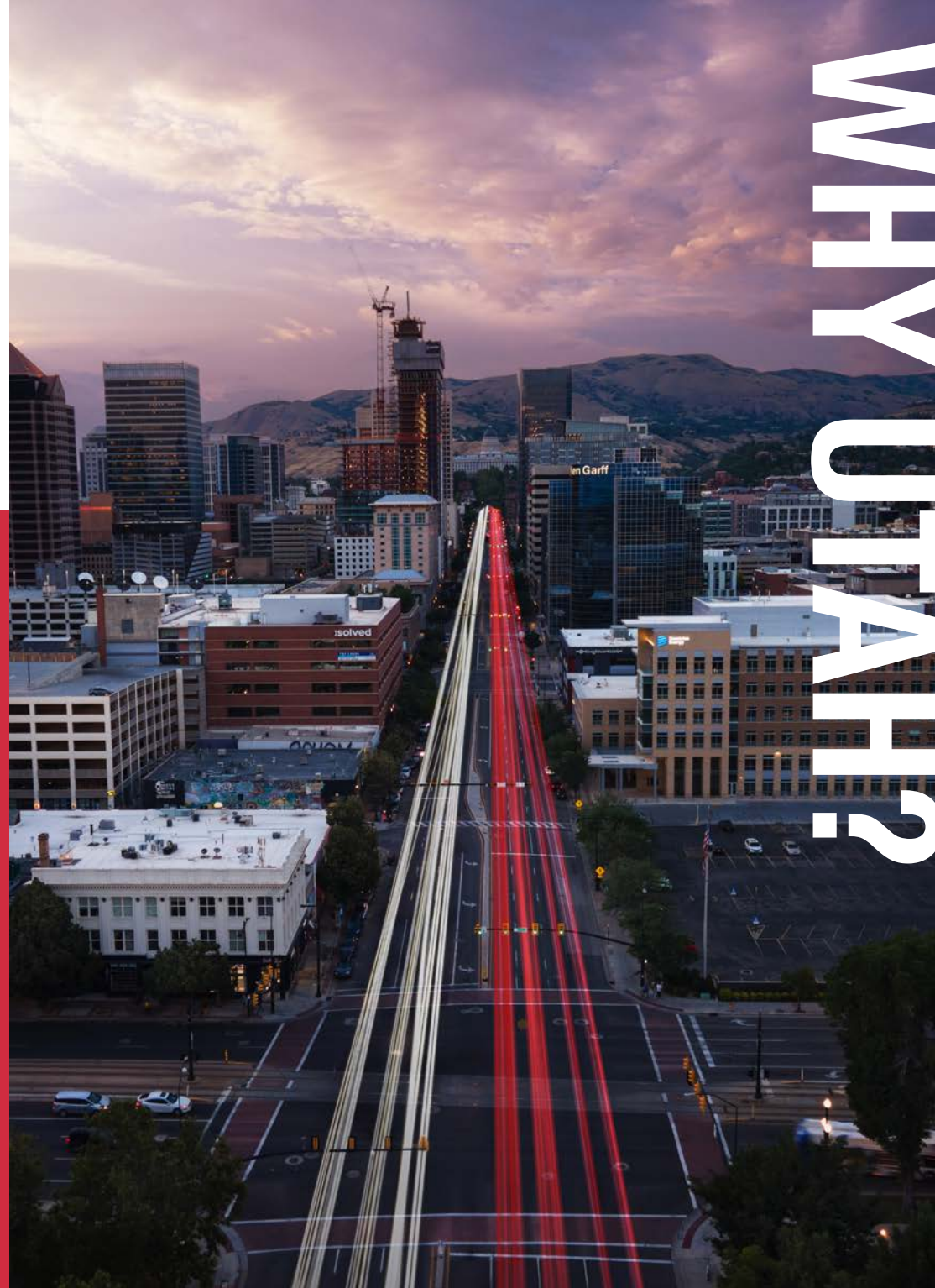
Sector Contributions  
in Wages



**\$78,000  
PER EMPLOYEE**

Average Industry Pay

With **94% of Utah's manufacturers** categorized as small or mid-sized firms, the region fosters innovation and agility. Recent state programs, such as the **Utah Manufacturing Modernization Grant**, support automation and advanced technology adoption, keeping Utah competitive across sectors.



# WHY UTAH?



# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## **Financial Information**

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## **Summary Documents**

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

## **Non-Warranty**

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

## **No Obligation**

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

## **Confidentiality**

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.





Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

**325+**

OFFICES

**1.1 BIL**

SF MANAGED

**5,800+**

PROFESSIONALS

**TOP 6**

2024 LIPSEY RANKING



LEARN MORE AT  
[naiaexcel.com](https://naiaexcel.com)

**NAI Excel**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

2901 Ashton Blvd Ste 102

Lehi, Utah 84043

801.341.0900 | [naiaexcel.com](https://naiaexcel.com)

**Jaden Malan**

801.648.3624

[jmalan@naiaexcel.com](mailto:jmalan@naiaexcel.com)

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for interested parties intended use or purpose, or for any other use or purpose. ARTI Terms of Service | <https://brokerstechnology.com/terms-of-use/> ARTI Privacy Policy | <https://brokerstechnology.com/privacy-policy/>