



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.

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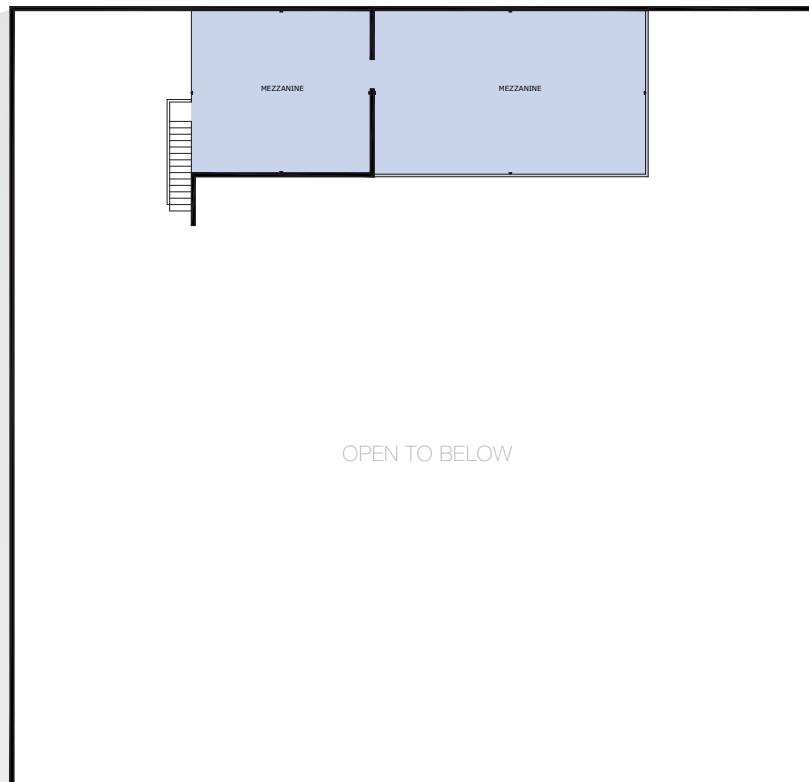
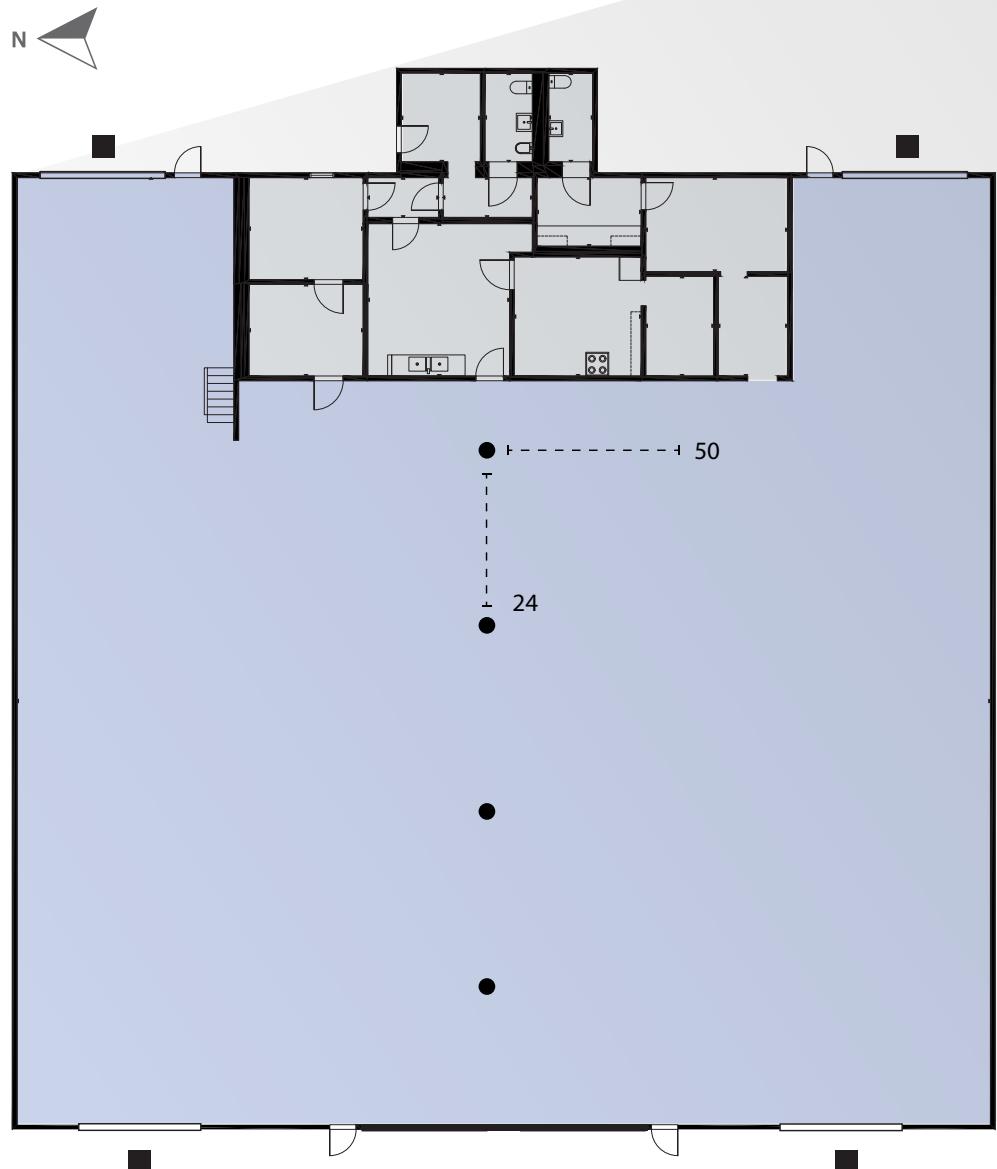
PHOTOS



PHOTOS



FLOOR PLAN



OFFICE
WAREHOUSE
12X12' GL DOORS

ELLIS CENTER



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



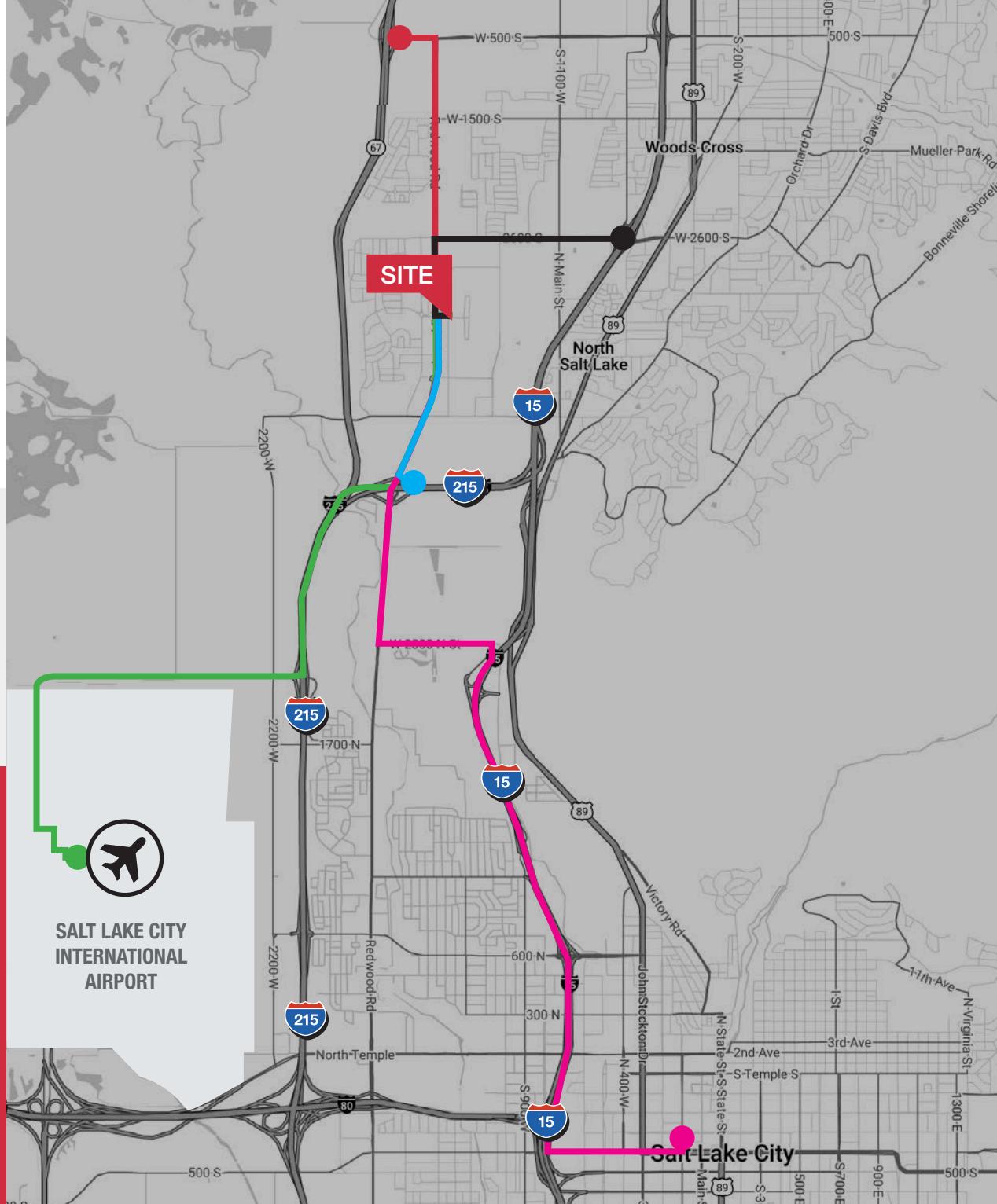
Utah is home to more than 15,000 trucking companies
(Utah Department of Transportation)



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)

EDCUtah 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



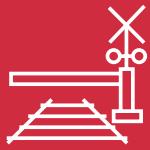
4,600+

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.



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.

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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.

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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



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