

FOR SALE OR LEASE

INDUSTRIAL SITE / ISO LAND

1176 WEST 2100 SOUTH
SALT LAKE CITY, UT

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ALIGN
COMPLETE REAL ESTATE SERVICES

ACRESUTAH.COM

PROPERTY SUMMARY

Align Real Estate presents a rare 6.64-acre industrial opportunity in Salt Lake City's Glendale district, featuring 10,793 SF of shop space across three buildings with expansive paved and gravel yard areas.

Zoned MU-11 for current industrial use, this fenced and secured site offers flexible lease or purchase options with immediate access to I-15 and SR-201, positioning users within minutes of SLC Airport, Downtown, and major transportation corridors.

Complete due diligence package available, including ALTA Survey, ESA Phase 1, and Geotechnical Report.

Address	1176 West 2100 South, Salt Lake City, Utah
Asset Type	Industrial Land/ Redevelopment Site
Site Size	6.64 Acres (289,239 SF)
Lease Rate	\$40,000/ MM/NN (\$6,024/ Acre)
List Price	\$11,900,000 (+/- \$41.00/ SF)
Parcel Number	15-143-540-07-0000 & 15-143-760-14-0000
Zoning	MU-11 - Current Use IOS
Yard Surface	Paved and Gravel
Security	Fenced and Secured
Availability	Within 30 Day Notice
Due Diligence Available	ALTA Survey, Phase 1 & Geotechnical Report



2100 South

LOCAL AREA MAP

DOWNTOWN SLC

INDUSTRIAL DISTRICT

GLENDALE PARK

GLENDALE GOLF COURSE

900 WEST

JORDAN RIVER

SITE

2100 SOUTH

JORDAN RIVER PKWY