

MOVE-IN READY | 2,500 SF | \$3,700/MONTH | EXCELLENT CONDITION



Exceptional Warehouse/Flex Space in Prime Salt Lake City Industrial Corridor. This Well-Maintained Facility Offers the Perfect Blend of Warehouse Functionality and Professional Office Amenities

PROPERTY HIGHLIGHTS

- 2,000 SF Warehouse
- 14'H x 12'W Grade-Level Roll-Up Door
- 500 SF Professional Office Space with Natural Light
- Full Restroom with Shower Facility
(Ideal for Contractors/Trades)
- Recently Updated with New LED Lighting Throughout
- Freshly Painted Interior - Move-In Ready Condition
- Ample On-Site Parking
- Easy Access to SR-201, I-215, and Bangerter Highway

IDEAL USES

- Contractors and Construction Companies
- Light Manufacturing Operations
- E-Commerce and Distribution Businesses
- Service Companies Requiring Warehouse + Office
- Automotive/Mechanical Shops

POSSIBLE OPTION TO PURCHASE

- Attractive Seller Financing Possible
- Contact Agent for Details

LEASE DETAILS

Monthly Rent: \$3,700 Modified Gross (Tenant Pays Utilities) | 2-3 Year Preferred Lease Term

SPECIAL OFFER : FIRST MONTH FREE ON 3-YEAR LEASE! | IMMEDIATE OCCUPANCY

CONTACT

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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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