

FOR SALE
68,996 SF



INDUSTRIAL PROPERTY

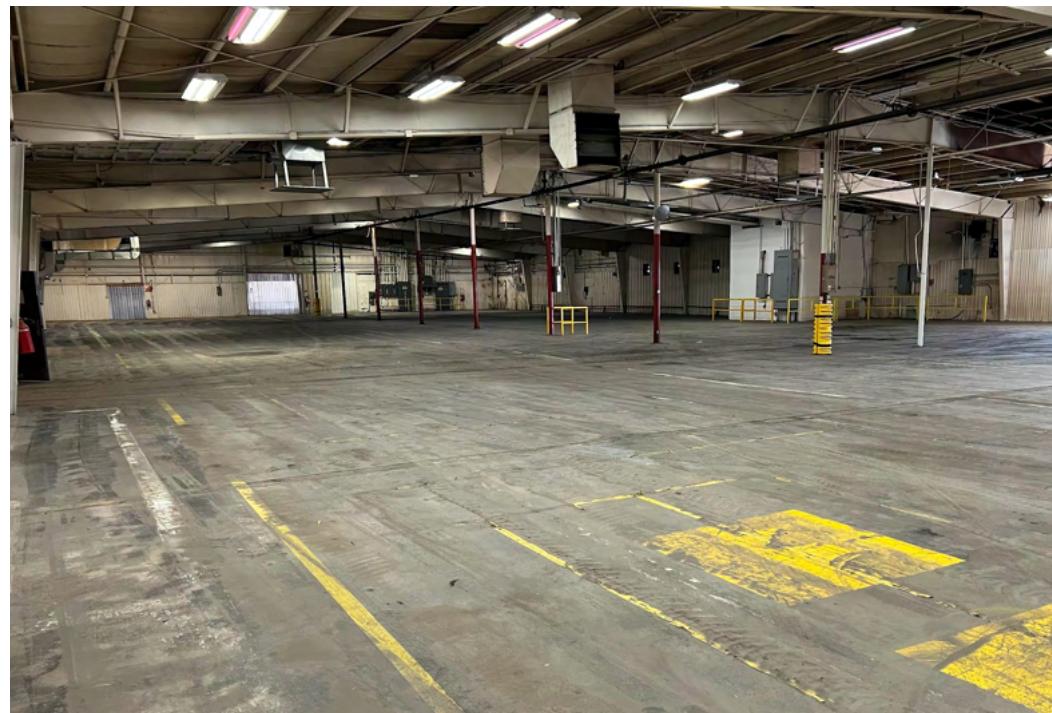
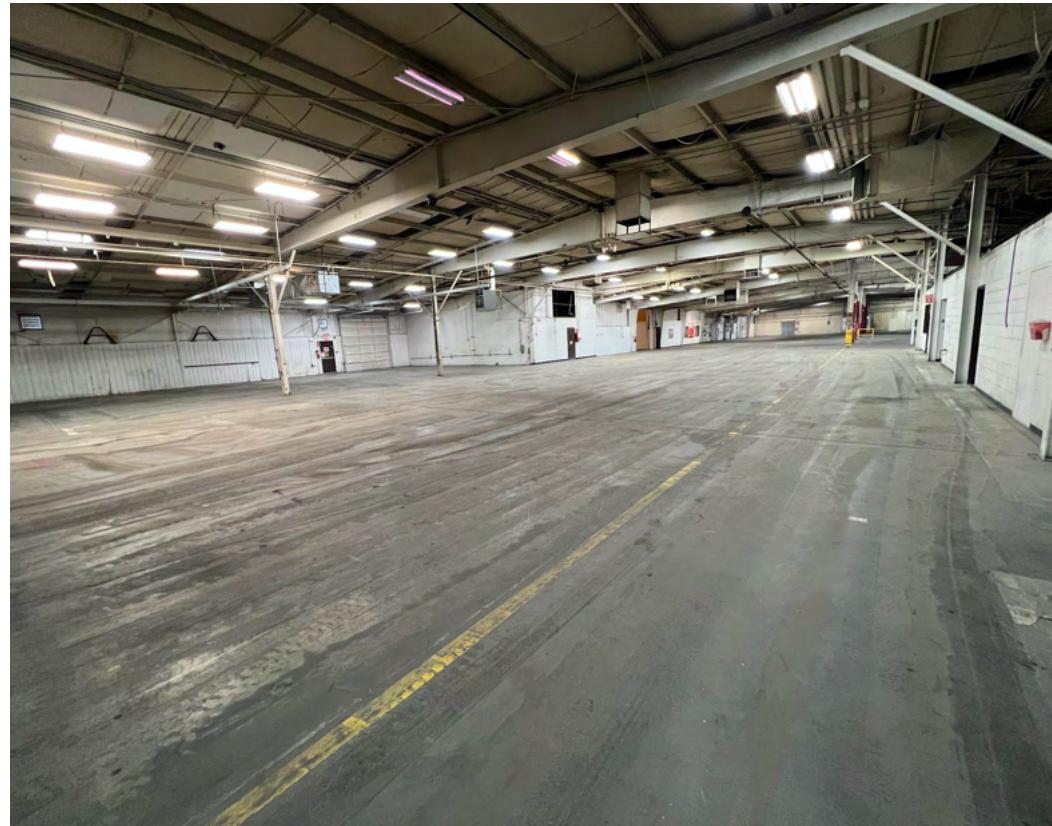
1874 S. Pioneer Road,
Salt Lake City, UT 84104

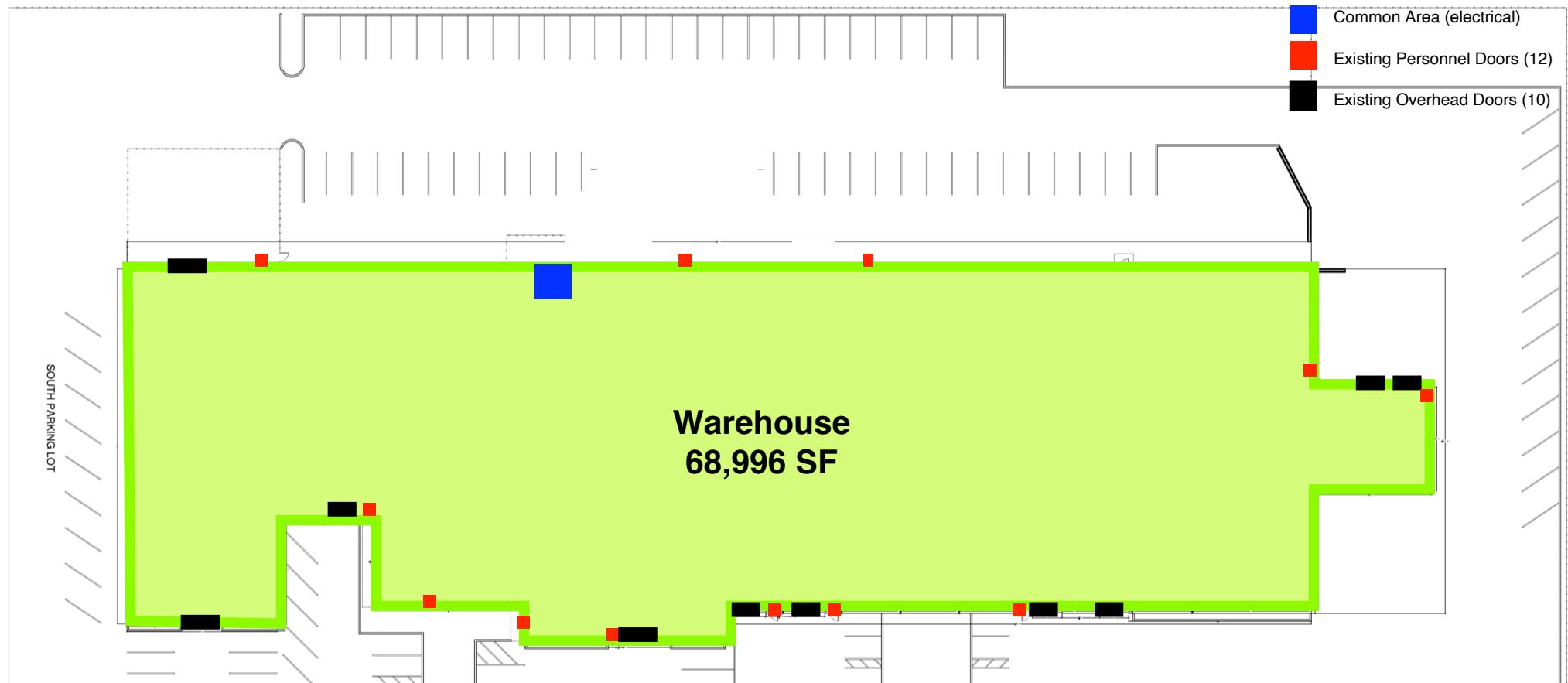
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PioUT LLC

FINANCIAL SUMMARY

OFFERING PRICE	\$12,300,000
LEASABLE AREA	68,996 SF
PRICE PER SF	\$178
POSSIBLE USES	Warehouse Distribution Manufacturing Office
LOT SIZE	5.1 Acres 3.6 Acre Yard (2.1 Acres on Long Term Lease)
LOADING	8 Drive-In & 2 Dock High Doors with Levelers
POWER	3,000 Amps of 277/480, 3-phase (to be verified) Step Down Transformers
CLEAR HEIGHT	12'- 28'
ZONING	M-1





OVERVIEW

- **VERSATILE INDUSTRIAL**
 - Distribution
 - Manufacturing
 - Warehouse
 - Office
- **68,996 SF**
 - 67,091 SF Warehouse
 - 1,905 SF Office
- **5.1 ACRES**
 - 3.6 ACRE YARD
- **Easy Access to I-215 and SR 201**
- **5 Ton Bridge Crane**
- **Truck/Trailer Parking**



IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at any time and without notice. Please do not provide any information deemed private or confidential.

S 3230 W

Milestone Dr



2700 W

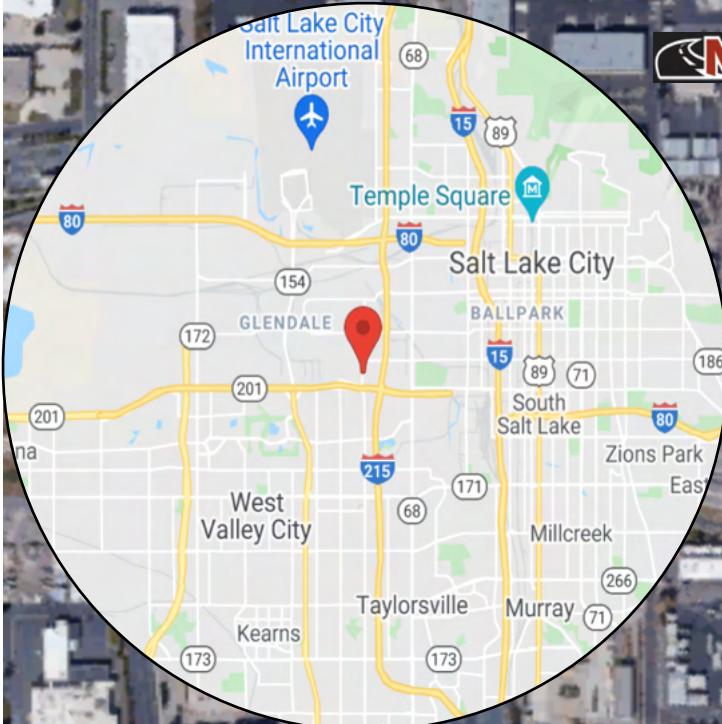
1700 S



M



2100 S



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