

FOR SALE OR LEASE

2534 BRIDGER ROAD SALT LAKE CITY, UT



HYDE
DEVELOPMENT

Mortenson

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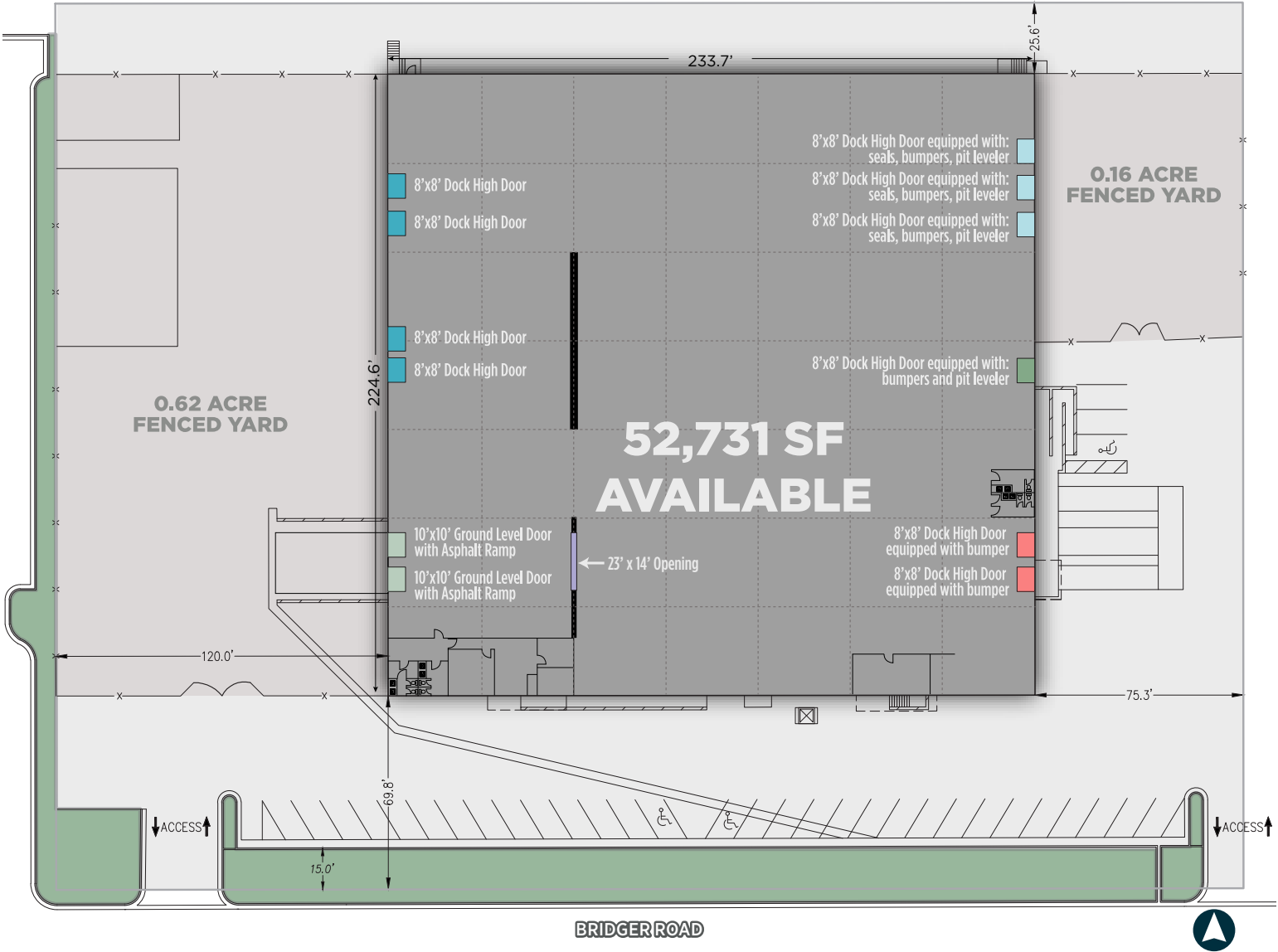


**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

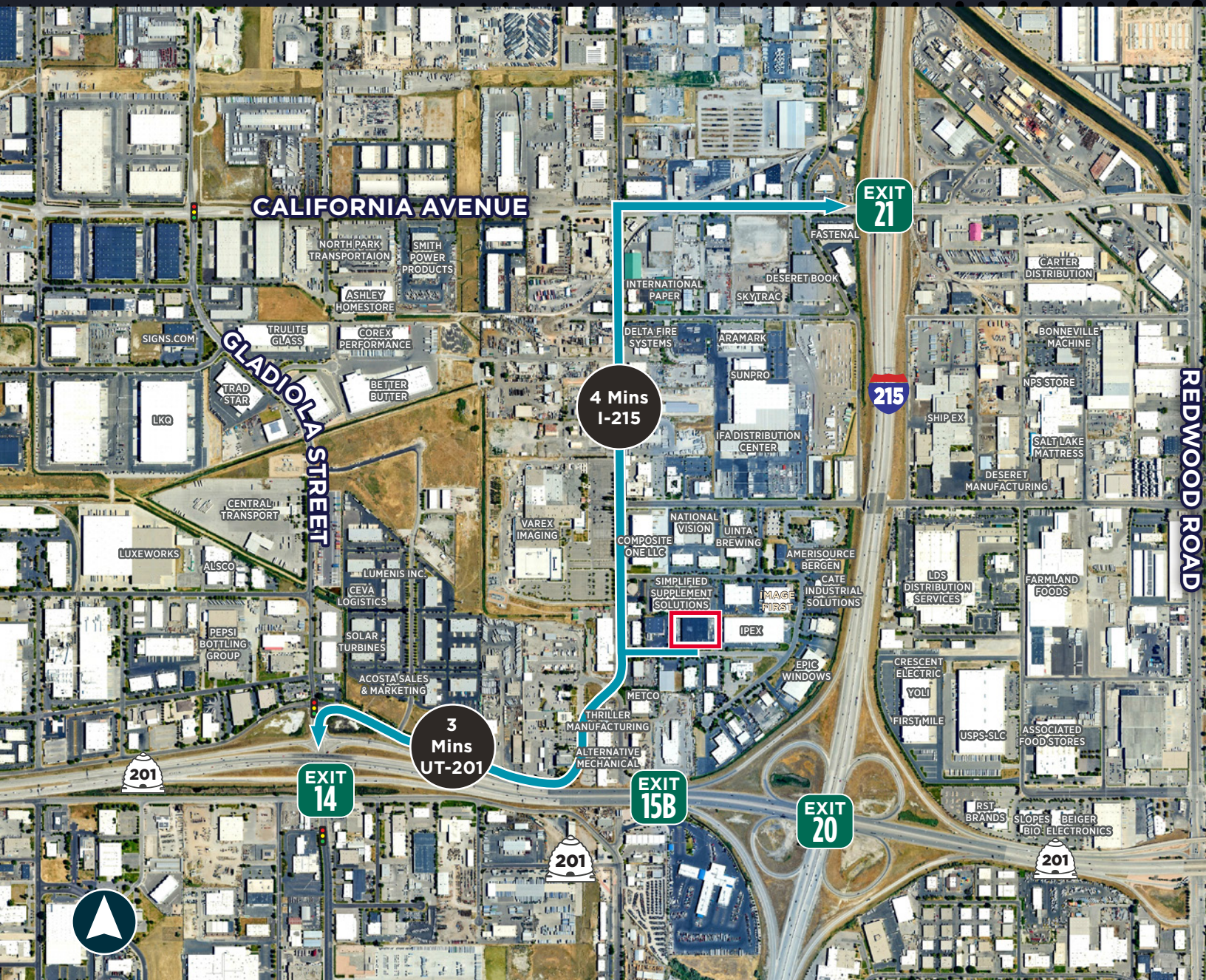
52,731 SF TOTAL

Office:	1,582 SF	Land:	0.78 acres of fenced yard
Warehouse:	51,149 SF	Ceiling:	22' clear height
Doors:	Ten (10) 8'x8' dock high doors Three (3) equipped with seals, bumpers, and pit levelers One (1) equipped with pit leveler and bumpers Two (2) equipped with bumpers Two (2) 10'x10' ground level doors with asphalt ramp	Size:	Building depth: 224'
		Climate:	Swamp cooled
		Power:	800 Amps; 120-208 Volts; 3 Phase
		Columns:	31'x33' spacing
		Lighting:	LED on motion sensors
		Fire Suppression:	Wet System
		Additional:	New roof completed in 2026
			Outside storage
			Excellent access to Highway 201 and I-215



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