

Reduced Price!

Colliers



## Industrial For Sale

415 N. Neil Armstrong Rd.  
Salt Lake City, Utah 84116

### Property Highlights

- Total SF: 15,553
  - Office/finished area: 3,465 SF
  - Warehouse area: 12,088 SF
- Land size: 0.86 acres
  - PIN: 07362510240000
- Price: ~~\$215~~ **\$199 PSF**
- Clear height: 16 Feet
- Doors:
  - Two (2) standard dock doors (12 h x 10 w ), one (1) dock level door ( box truck height)
  - One (1) grade level door (1) (14 h x 12 w)
- Power: 3 Phase 800 AMP
  - (1) 480 V transformer
- Fire sprinklers
- Possible fenced yard area
- Zoning: M1 - Manufacturing
- Roof: Rubber membrane
- Year built: 1982
- Quick access to I-80
- Close proximity to Salt Lake's Northwest Quadrant inland port area and SLC International Airport

Sale Price:

**\$3,095,047**

### Contact:

**Don L. Enlow, SIOR**  
Executive Vice President  
+1 801 947 8388  
don.enlow@colliers.com

**Marcy Pitman**  
Associate Broker  
+1 801 947 8330  
marcy.pitman@colliers.com

**Carson Enlow**  
Client Services Specialist  
+1 801 888 3107  
carson.enlow@colliers.com

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6440 S. Millrock Dr., Suite 500  
Salt Lake City, UT 84121  
Main: +1 801 947 8300  
colliers.com





Drive Times		
Destination	Distance	Drive Time
I-80	0.6 mi	2 minutes
I-215	3.5 mi	5 minutes
SLC Intl Airport	3.9 mi	8 minutes
I-15	5.7 mi	7 minutes
Downtown SLC	7.4 mi	12 minutes



## Demographics



### Population

1 Mile	7,799
3 Miles	26,290
5 Miles	33,251



### 2028 Projected Pop

1 Mile	7,643
3 Miles	29,257
5 Miles	37,350



### Median Age

1 Mile	-0.40%
3 Miles	2.40%
5 Miles	2.35%



### Median Household Income

1 Mile	\$82,938
3 Miles	\$95,098
5 Miles	\$99,888



### Unemployment

1 Mile	2,472
3 Miles	7,761
5 Miles	10,019

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