

Flex For Lease



3965 S. State St.
Salt Lake City, UT 84107

Lease Rate

\$1.25 PSF

14,065 SF

Available

**Central Valley Warehouse &
Retail Showroom with Mezzanine**

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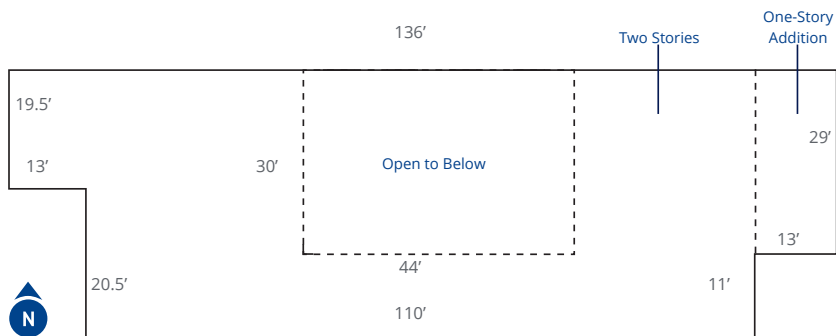


Property Highlights

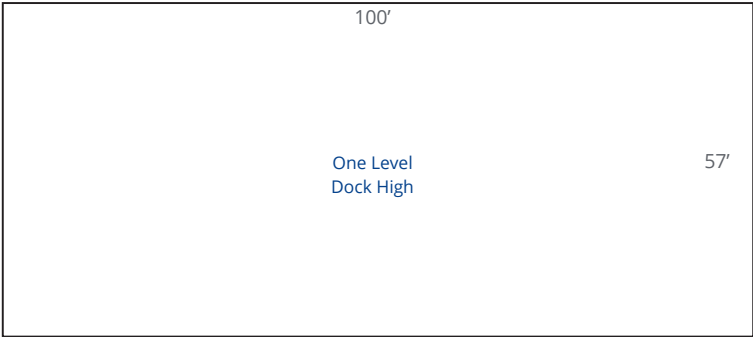
- 8,365 SF retail/showroom building with mezzanine
- 5,700 SF metal warehouse
 - Forced air gas heaters
 - Two (2) dock high doors
 - 18' clear height.
 - 15 parking stalls
- Central valley State Street presence
- Numerous local amenities



Approximate Building Outlines

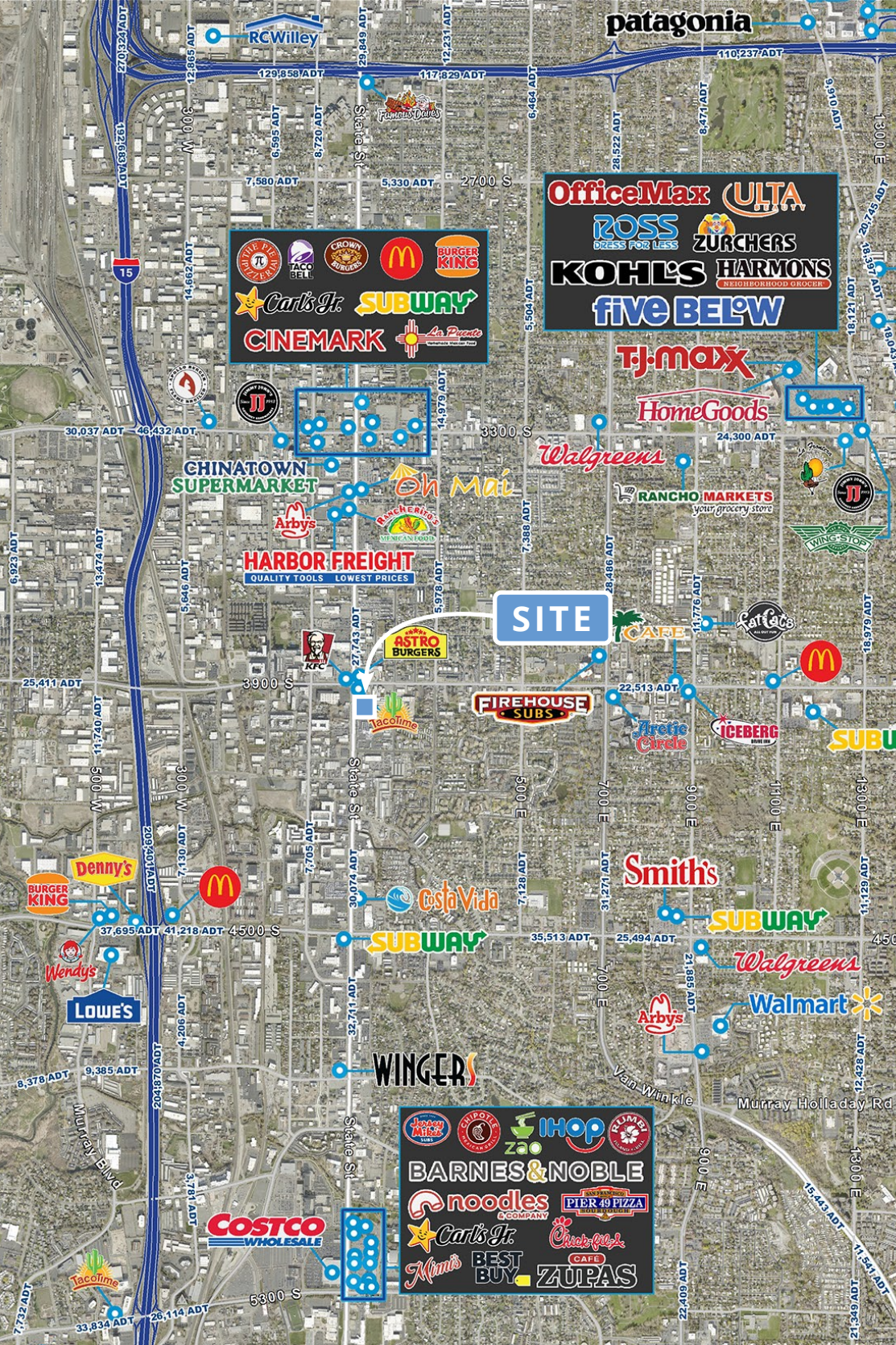


8,365 SF Retail/Showroom Building



5,700 SF Warehouse





Demographics

Within a 3-mile radius



Population

153,891



2029 Projected Population

158,208



Daytime Population

192,131



Average Household Income

\$103,821



Median Household Income

\$75,875



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