



# FOR LEASE

3210 S 300 W  
So Salt Lake, UT 84115

- South Salt Lake Office Showroom
- Multiple offices Large showroom

**± 4,800 SF | INDUSTRIAL**

# Property Specs

LEASED PRICE	\$6,000 MG
TOTAL SF	± 4,800 SF
ACRES	± 0.34 Acres
YEAR BUILT	1971
TYPE	Industrial   Office/Retail Warehouse
ZONING	Industrial Mixed (203)

- Multiple offices
- Large showroom
- Warehouse space
- Modifications available to increase warehouse space and decrease office space
- **Bulk Deal** offer with the neighboring Warehouse and a combined Office/Showroom will have a reduced lease rate. The combined space is 13,249 SF, with an asking lease rate of \$13,000 MG.



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SUMMARY

# FLOOR PLAN



CLICK HERE  
FOR A 3D TOUR





# PHOTOS





# PHOTOS







PHOTOS





# AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





# DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2024 Population	10,956	150,028	404,254
HOUSEHOLDS	1-mile	3-mile	5-mile
2024 Households	4,098	61,940	162,611
INCOME	1-mile	3-mile	5-mile
2024 Average HH Income	\$87,833	\$95,596	\$112,832

## Traffic Counts

STREET	AADT
S 300 W	46,432
I-15 Freeway	238,950

## Cities Nearby

Las Vegas, Nevada	416 miles
Denver, Colorado	518 miles
Phoenix, Arizona	657 miles
Los Angeles, California	683 miles
San Antonio, Texas	1,308 miles



# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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## **Summary Documents**

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