



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.



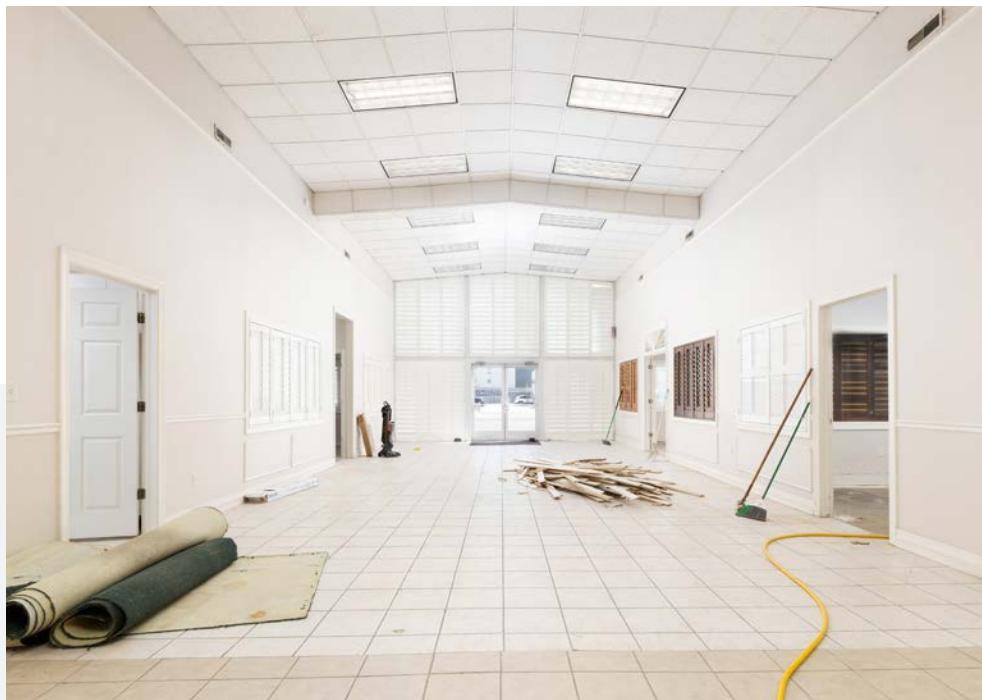
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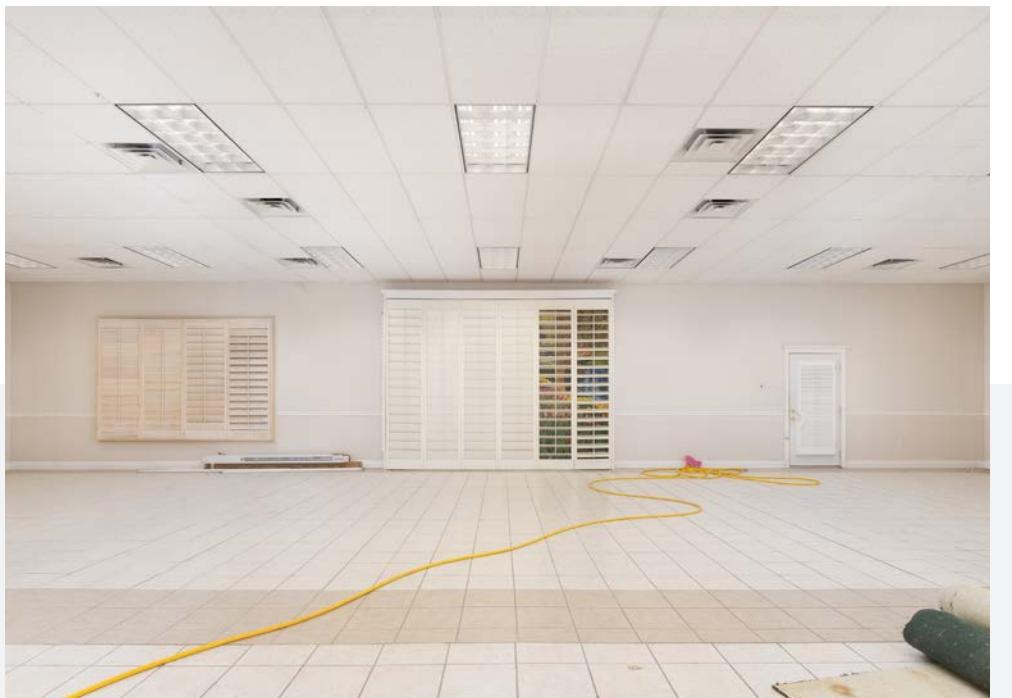
FLOOR PLAN



Photos



PHOTOS



PHOTOS



AREA MAP



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

S 300 W

I-15 Freeway

AADT

46,432

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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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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