

RAIL SERVED

# INDUSTRIAL WAREHOUSE

Tooele, Utah | SALE PRICE: \$5,500,000



Marnee L. Hardie

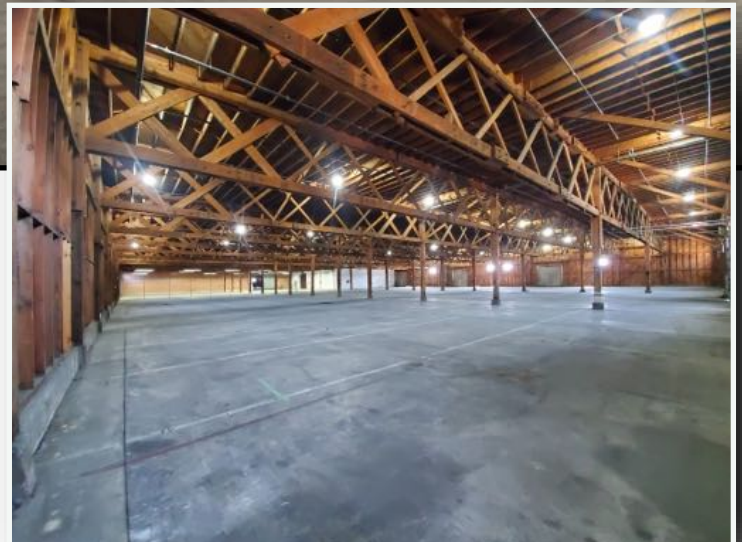
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## PROPERTY HIGHLIGHTS

- 90,000 SF
- On-site rail access
- Lot Size: 3.79 acres
- Each side is 45,000 SF with a 4,000 SF Buildout in South half
- 22 bay doors, 4 man doors
- 30 min from Salt Lake City with easy access to Interstate 80 (a major East-West distribution corridor)
- 400 Amp/3 Phase
- Dry fire suppression system
- Zoning: M-1





\*\*An additional 1.07 acre of land containing rail (capable of holding 16-20 railcars) can be purchased for an additional price. There are also an additional 3 buildings (on adjacent parcels) available for purchase if interested, bulk pricing is negotiable. \*\*Inquire for more information\*\*

#### PROPERTY OVERVIEW

Located in the fast growing Old Tooele Army Depot, which is in the same industrial park as Carvana's new 100 acre facility, Bass Pro Shop/Cabela's Warehouse, Detroit Diesel, Tryke, Carslile, SynTec, Mountain State Asphalt, EnCon, LKQ, Airgas, Copart, Geofortis, Creative Mines, and Midwest Canvas. This development is recognized as a leading development option by the Economics Development Corporation of Utah due to its proximity to Salt Lake City, easy access to several interstate highways, and the rapid growth of the surrounding area.

Several business types can effectively utilize this property with ample space for operations and storage needs. Contact agent for current tenant information.

**\*APPOINTMENTS CAN BE SCHEDULED MON-THURS WITH A 72 HOUR NOTICE.\***



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