

MAJESTIC AIRPORT CENTER #4

3505 West California Avenue, Salt Lake City, Utah 84104



MAJESTIC REALTY CO.

FOR LEASE

101,607 SF

PROPERTY FEATURES

- 101,607 Total Square Feet
 - 6,300 Office Square Feet
 - 95,307 Warehouse Square Feet
- Twenty-Six (26) Dock High Doors with Fifteen (15) Levelers and Thirteen (13) Seals
- Three (3) Ground Level Doors with Ramps
- 28' Clear Height
- 50' x 45' Column Spacing
- Concrete Tilt Construction
- ESFR Fire Suppression System
- M-1 Zoning (Light Manufacturing)
- California Avenue Frontage
- Minutes to Salt Lake International Airport
- Excellent Access to I-80, I-15, I-215, Highway 201 and Bangerter Highway

SUITE 100

- 43,688 Total Square Feet
- 2,300 Office Square Feet
- 41,388 Warehouse Square Feet
- Twelve (12) Dock High Doors with Five (5) Levelers and Three (3) Seals
- One (1) Ground Level Door with Ramp
- 400 Amp / 480 / 277 3 Phase Power Supply
- Metal Halide Lighting

SUITE 400

- 14,368 Total Square Feet
 - 1,200 Office Square Feet
 - 13,168 Warehouse Square Feet
- Five (5) Dock High Doors with Five (5) Levelers and Five (5) Seals
- Metal Halide Lighting
- Skylights
- 225 Amps / 480-277 3 Phase Power Supply

SUITE 600

- 43,551 Total Square Feet
 - 2,800 Office Square Feet
 - 40,751 Warehouse Square Feet
- Nine (9) Dock High Doors with Five (5) Levelers and Five (5) Seals
- One (1) 12 x 12 Ground Level Door with Ramp
- One (1) 9' x 10' Ground Level Door with Ramp
- Metal Halide and Energy Efficient High Bay Lighting
- 225 Amps / 480 / 277 3 Phase Power Supply


FOR MORE
INFORMATION
CONTACT

KYLE ROBERTS, CCIM, SIOR
801.578.5525
kroberts@ngacres.com

STEVE CONDIE, CCIM, SIOR
801.578.5511
scondie@ngacres.com

LUCAS M. BURBANK
801.578.5522
lburbank@ngacres.com

KELSIE AKIYAMA
801.578.5504
kakiyama@ngacres.com

 **Newmark Grubb**
ACRES

376 East 400 South, Suite 120 | Salt Lake City, Utah 84111 | 801.578.5555 | www.ngacres.com

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California Avenue

**TOTAL
AVAILABLE:
101,607 SF**

**SUITE 100
AVAILABLE
43,688 SF**

**SUITE 600
AVAILABLE
43,551 SF**

**SUITE 400
AVAILABLE
14,368 SF**

- Forklift Pass Through
- GL — Ground Level
- S — Seal
- L — Levelor
- X — Not Usable

N89°35'04"W

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