

FOR LEASE > WAREHOUSE SPACE

# 40,000 SF Warehouse

3422 SOUTH 700 WEST, SOUTH SALT LAKE, UT 84119



## Property Information

- > 40,080 SF warehouse
- > BTS office
- > 32' Clear height
- > 4 Dock high doors (3: 8'x8'; 1: 8'x10')
- > 2 Ground level doors (12'x14')
- > 3 Phase power
- > ESFR fire suppression
- > T-8 high efficiency lighting
- > Natural light through clerestory windows
- > 1 acre yard space available (not included in listed lease rate)
- > Convenient access to I-15 via 3300 S outh

Lease Rate:

**\$0.65**  
PSF, NNN

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2018 Estimated	11,502	134,279	383,772
2023 Projected	12,371	143,159	402,934
Households			
2018 Estimated	3,895	50,181	140,808
2023 Projected	4,289	53,551	148,183
Income			
2018 Median HHI	\$41,827	\$50,471	\$55,622
2018 Average HHI	\$50,525	\$61,410	\$72,917
2018 Per Capita	\$21,266	\$23,520	\$27,166

Information provided by ESRI Business Analyst

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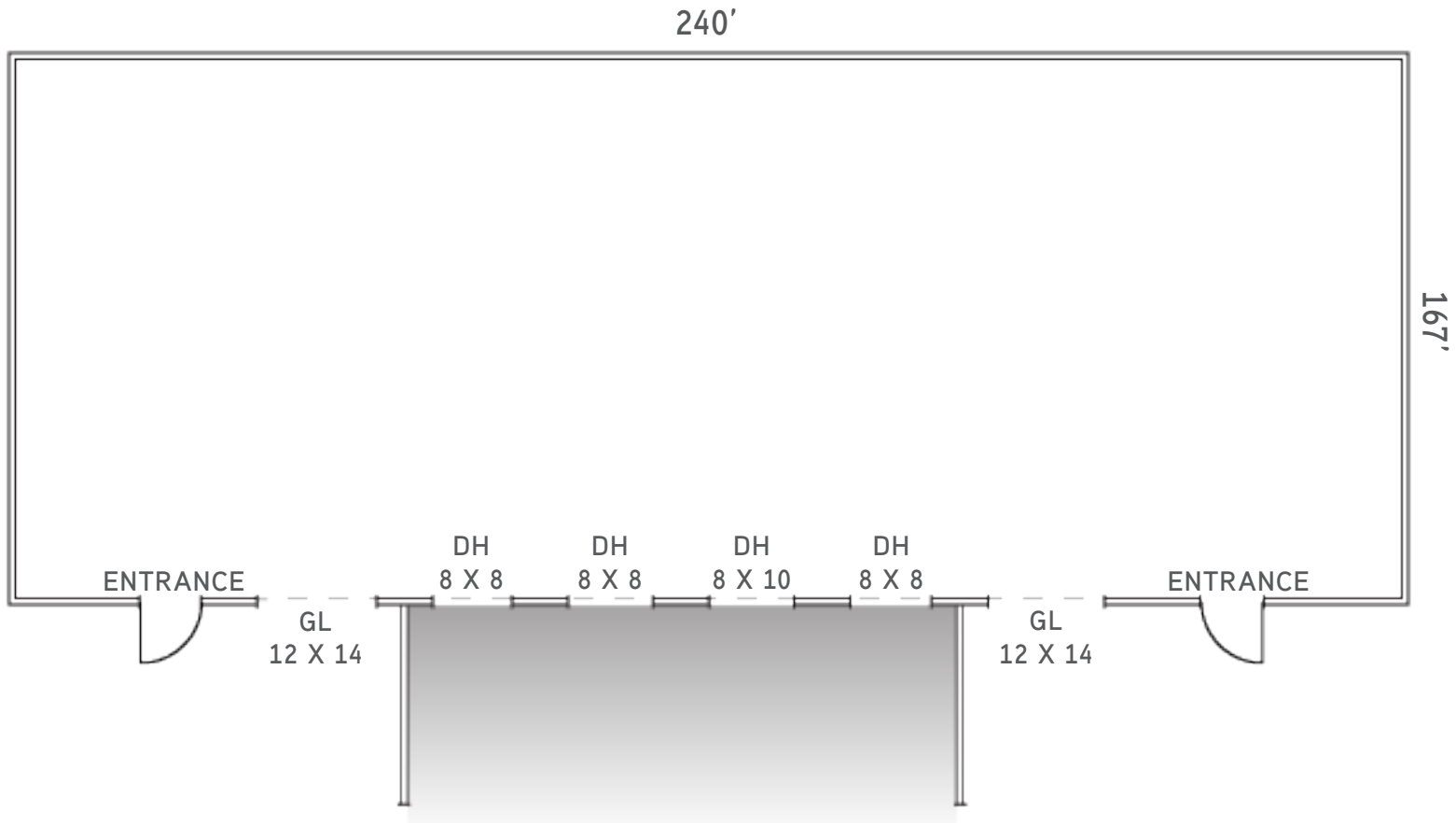
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**Total SF: 40,080 SF**

- > 32' Clearance
- > 3 phase power
- > Clerestory windows
- > Build to Suit Office
- > Doors:
  - GL (2: 12'x14')
  - DH (3: 8'x8') / (1: 8'x10')
- > T-8 Lighting
- > 1 Acre yard



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