



This well located Central Valley warehouse has a 1.76 acre wrap around paved and fenced yard. The Warehouse has 18' ceiling clearance, with (6) 16' high x 12' wide ground level doors that allow for drive through capability, and approximately 2,400 sf. of stacked office space. The property is easily accessed from State St. or Main St. and is a 2 minute drive from I-15 access at 4500 South. M2 Industrial zoning allows for a wide range of uses on site including outside equipment storage and industrial manufacturing. The warehouse area can be demised into (2) 4,000 sf. halves or as an 8,000 sf. open warehouse area with 4 drive through doors.

The property is for sale as either an investment with Tenants in place or as an owner / occupier property in which case the current tenants will relocate.

Property Highlights

- Approximately 11,500 total sq. feet / 9,100 sf. warehouse and shop and 2,400 sf. of staked office
- Wrap around 1.76 acre paved and fenced yard

- M2 zoning - allows for many uses
- 2 minutes from I-15 access and off ramps at 4500 South
- 18' ceiling clearance in warehouse areas
- (6) 16' high x 12' wide GL drive through doors on warehouse
- (2) 12'x 10' GL doors on small shop areas
- Functioning active rail spur in front of property gate
- Located in quickly developing West Millcreek City submarket
- For Sale with Tenants in place as an Investment property or can easily be occupied by Buyer with 30 day tenant notice
- Within walking distance of Fireclay Trax stop
- Just 2 - 3 blocks from Main St. and State St. access
- **Asking price : \$1,250,000 dollars**

Camron Carpenter
Director
+1 801 303 5457
ccarpenter@comre.com

170 South Main Street Suite 1600
Salt Lake City, UT 84101
Main +1 801 322 2000
Fax +1 801 322 2040
comre.com

Camron Carpenter
Director
+1 801 303 5457
ccarpenter@comre.com

170 South Main Street Suite 1600
Salt Lake City, UT 84101
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Fax +1 801 322 2040
comre.com

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