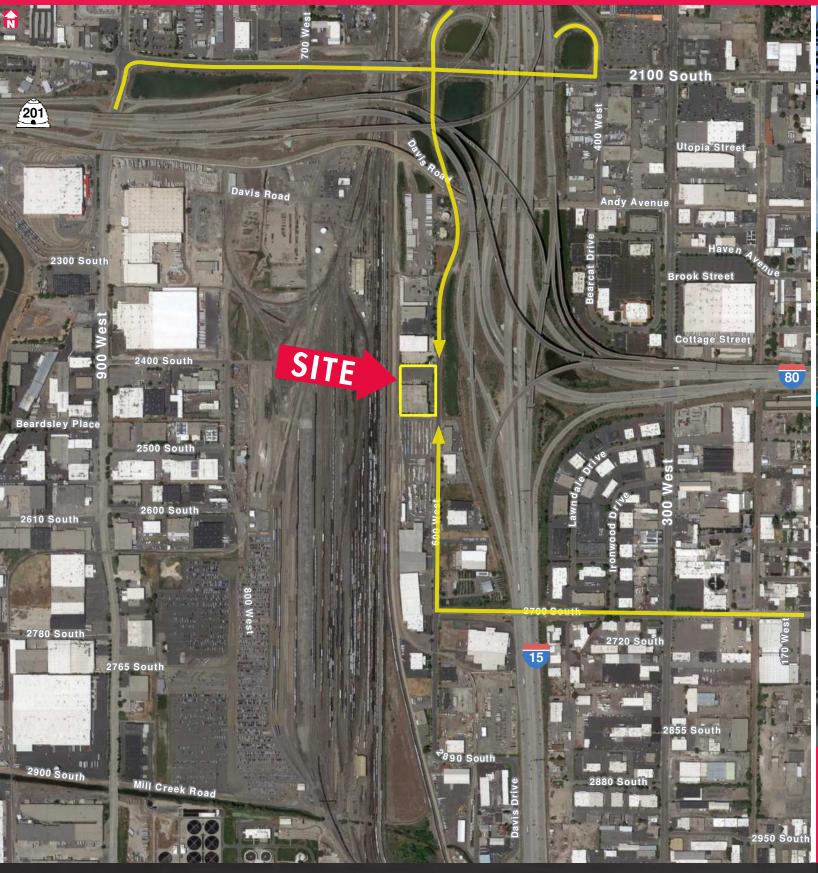
2400 SOUTH 600 WEST

South Salt Lake, Utah 84115

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South Salt Lake, Utah 84115





FOR SALE OR LEASE

Lease Rate: \$0.58 PSF / Month NNN Sale Price: \$5,985,000 (\$94.89 PSF) \$5,910,000 (\$93.70 PSF)

PROPERTY FEATURES

- Building: 63,075 SFWarehouse SF: 52,670 SF
 - Total Office SF: 10,405 SF Main Office SF: 5,805 SF Mezzanine SF: 4,600 SF
- 3 Acres
- 40,000 SF Paved Yard
- Built 1980/1996
- Zoned: Light Manufacturing
- 17'-20' Clear Height

- Power: 3 Phase/480/277V/2000 Amp/4 Wire
- Four (4) Dock High Doors
 - Two (2) 8'x9'
 - Two (2) 11.5'x9.5' with Levelers
- One (1) 13.5'x13.5' Ground Level Door
- I-15 Frontage
- Immediate Highway/Freeway Access 0.8 Miles from I-15 & 1.3 Miles from Highway 201
- In Opportunity Zone

FOR MORE INFORMATION CONTACT

JEFF HEATON, SIOR 801.578.5539 jheaton@ngacres.com **ELI PRIEST** 801.746.4746 epriest@ngacres.com





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