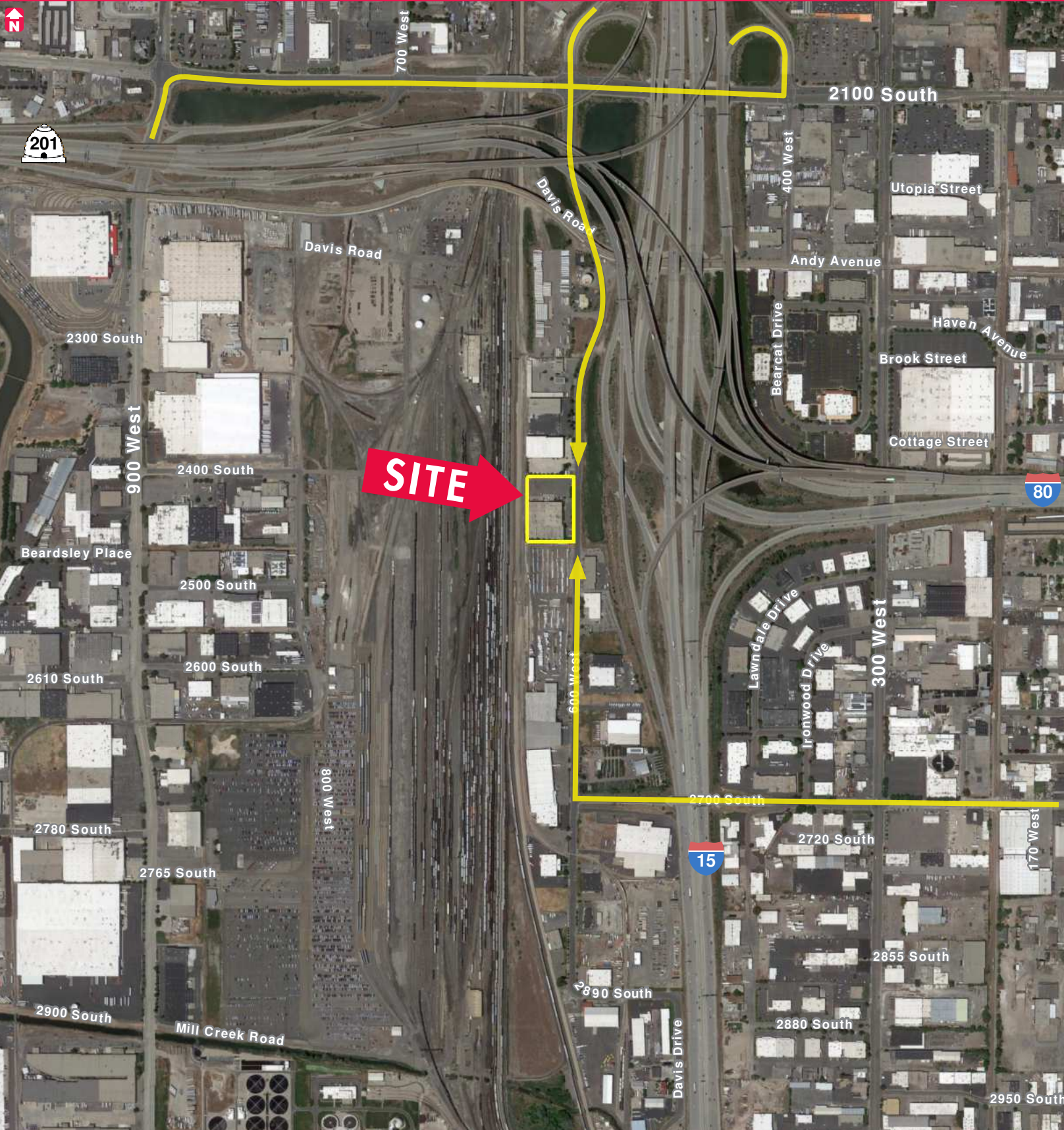


# 2400 SOUTH 600 WEST

South Salt Lake, Utah 84115

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## 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 SF
  - Warehouse SF: 52,670 SF
  - Total Office SF: 10,405 SF
  - Main Office SF: 5,805 SF
  - Mezzanine SF: 4,600 SF
- 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
- 3 Acres
- One (1) 13.5'x13.5' Ground Level Door
- 40,000 SF Paved Yard
- I-15 Frontage
- Built 1980/1996
- Immediate Highway/Freeway Access 0.8 Miles from I-15 & 1.3 Miles from Highway 201
- Zoned: Light Manufacturing
- In Opportunity Zone
- 17'-20' Clear Height

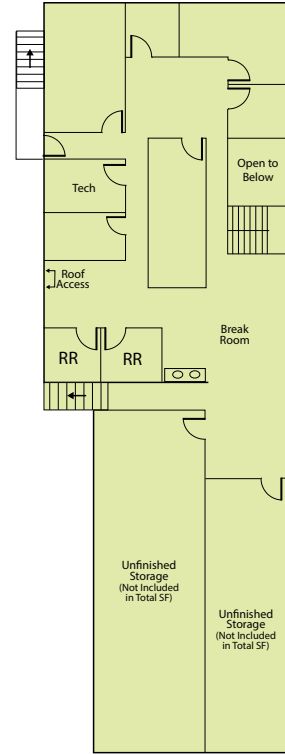
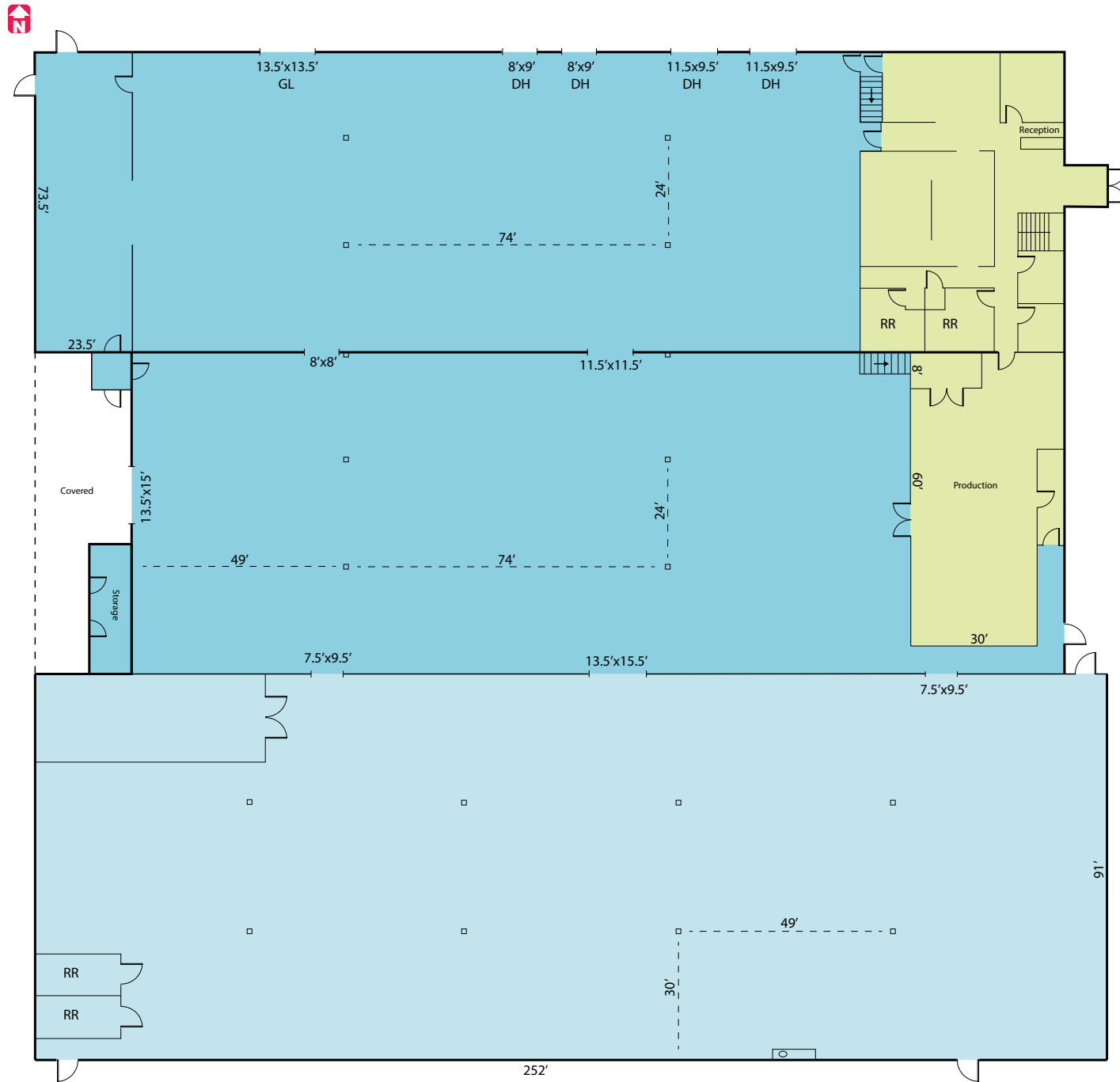
FOR MORE  
INFORMATION  
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**Building: 63,075 SF**  
 - Warehouse SF: 52,670 SF  
 - Total Office SF: 10,405 SF  
 Main Office SF: 5,805 SF  
 Mezzanine SF: 4,600 SF

- 20' Clear Height
- 17' Clear Height
- Office

