

BLUFFDALE INDUSTRIAL FLEX

SINGLE TENANT - FOR SALE

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**FULL SERVICE
COMMERCIAL REAL ESTATE**
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PROPERTY SUMMARY

SALE PRICE \$2.9M

HIGHLIGHTS:

- Total SF Available: 10,880 SF
 - » 8,190 SF Warehouse
 - » 2,690 SF Split-Level Office with Kitchen, Open-Concept Conference, Large Storage Closets
- 2 Restrooms
- .25 Acres Paved, Secured yard
- (3) GL Roll-Up Doors (12'x14')
- Clear Span: 39' 4"
- Clear Height: 20'
- Power: 3-Phase
 - » 225 Amps, 208 V
 - » 200 Amps, 240 V
- Newly Painted Exterior and Fresh Landscaping
- **Racking as pictured is available*
- Year Built: 2000
- Zoning: I-1 (Light Industrial)

LAND AREA:

Property consists of one (1) parcel totaling approximately 0.5 acres or 21,780 SF of land area

BUILDING AREA:

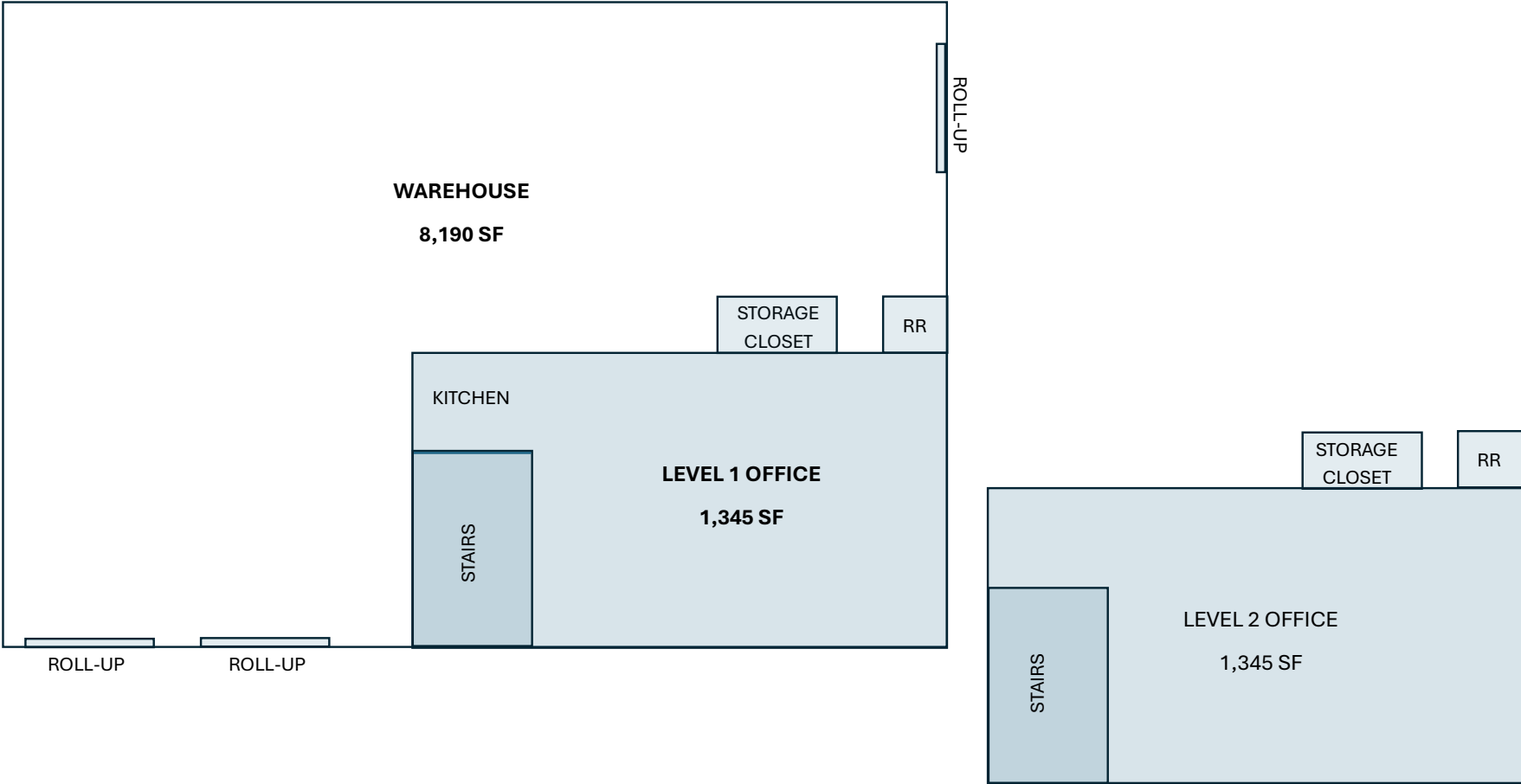
Property consists of one (1) building totaling approximately 10,880 SF of gross leasable area

LAND OVERVIEW

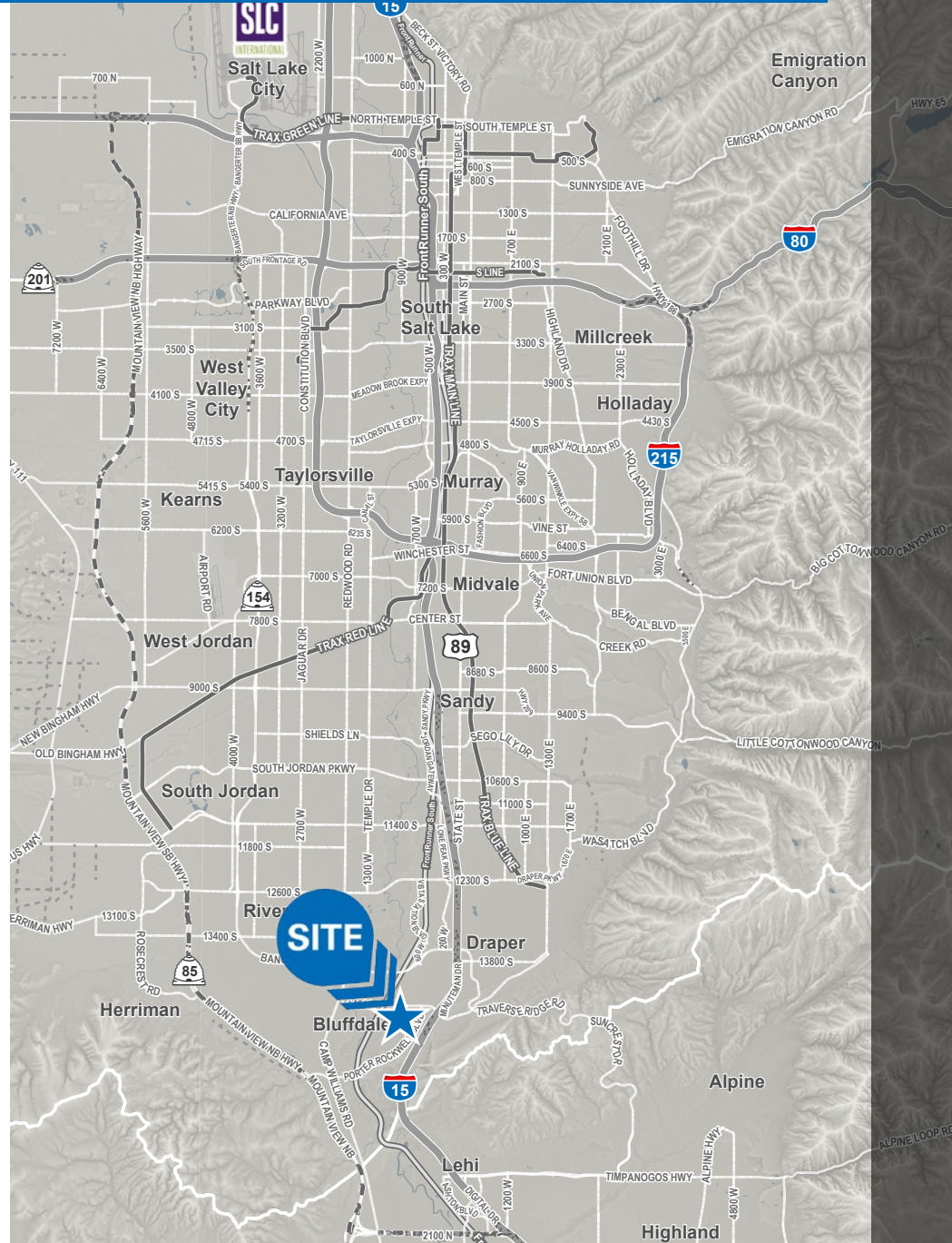
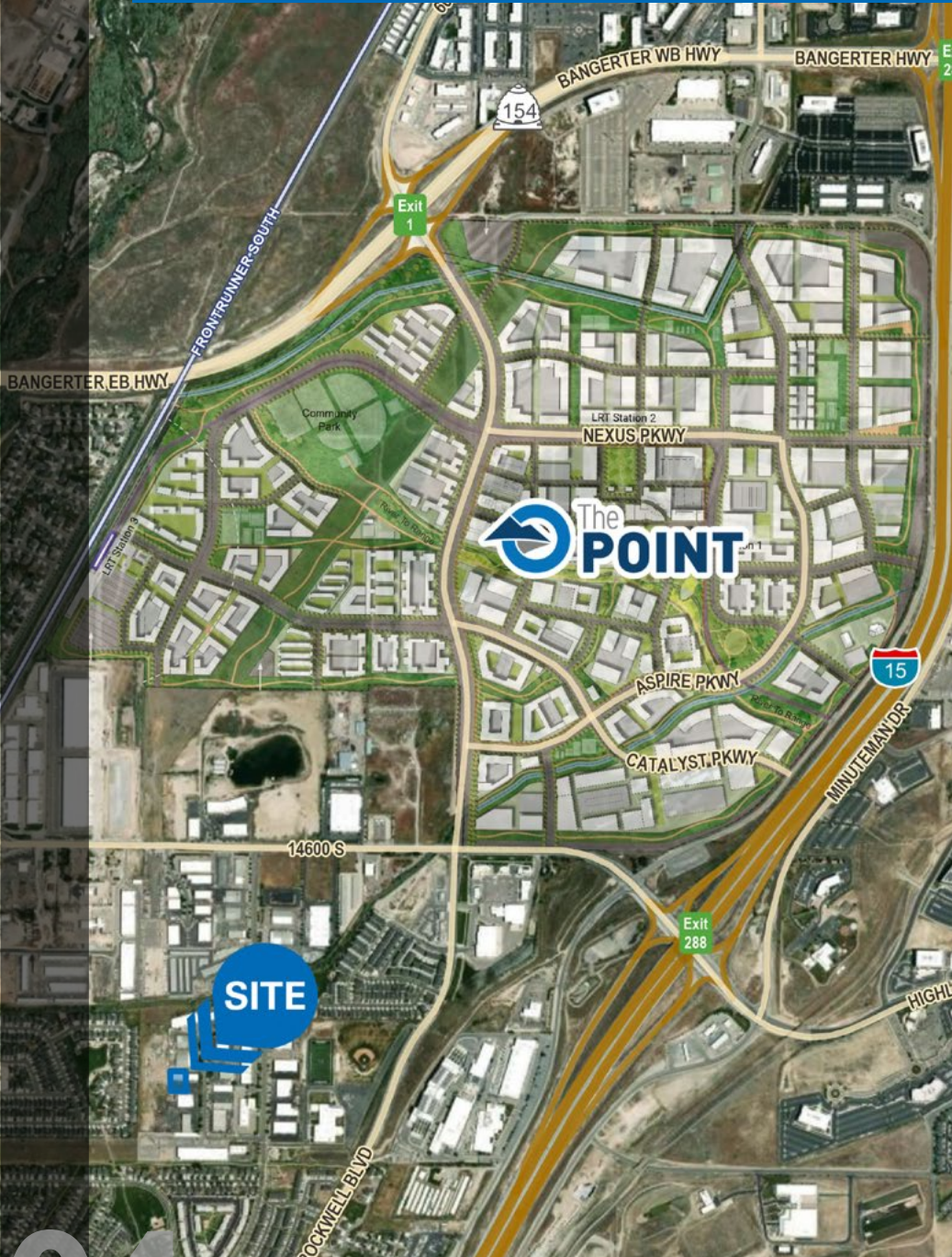
APN #	ACRES	SF
33114760130000	.50	10,880



SQUARE FOOTAGE



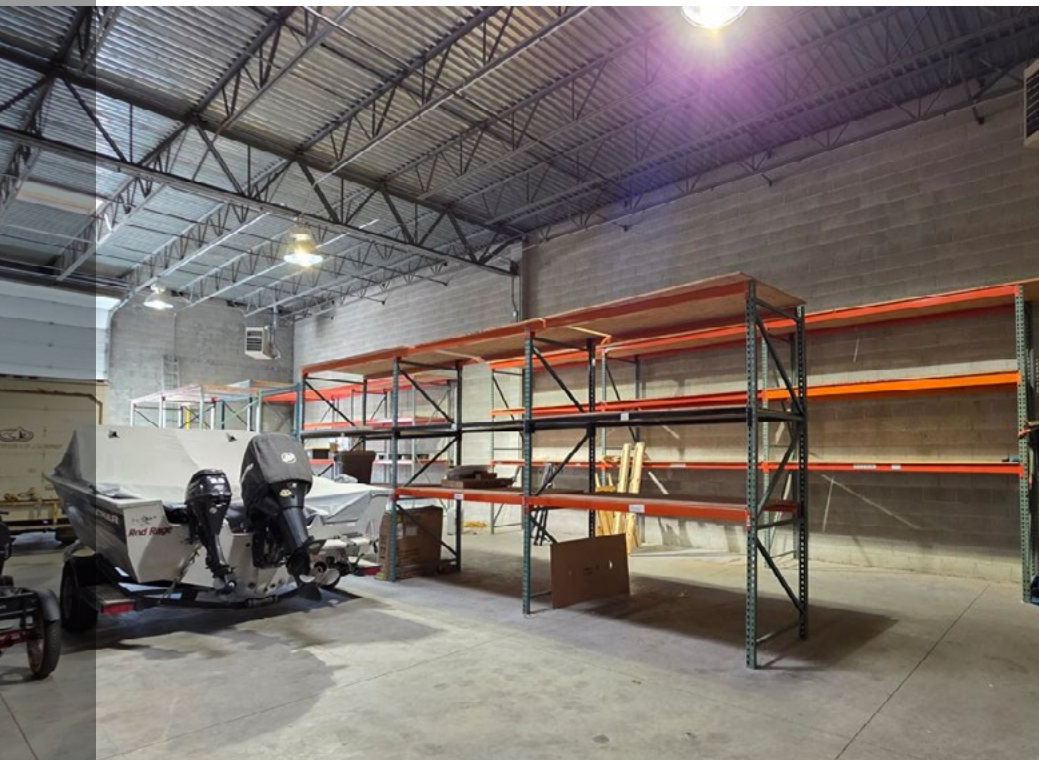
LOCATION



PROPERTY PHOTOS



PROPERTY PHOTOS

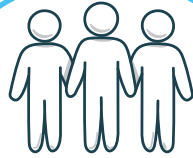


COUNTY SNAPSHOT

SALT LAKE COUNTY

Salt Lake County has seen significant population growth, which complements its economic expansion. Salt Lake County is home to the University of Utah, Westminster College and Salt Lake Community College. The headquarters of The Church of Jesus Christ of Latter-day Saints is located in downtown Salt Lake City, drawing visitors from all over the globe. Companies and people are drawn to Salt Lake County for its strong job market, quality of life, proximity to outdoor recreation, and abundant amenities. Salt Lake City hosted the Winter Olympics in

2002 and is scheduled to host the games again in 2034, becoming just the fifth city to host the Winter Olympics twice. Salt Lake County has an excellent mass transit system, including commuter rail, light rail, streetcar and busses. This system brings employees and visitors into the county from all over the Wasatch Front. Several professional sports teams call Salt Lake County home, including the Utah Jazz of the NBA, the Utah Mammoth of the NHL, Real Salt Lake of MLS and the Salt Lake Bees, the Triple-A affiliate of the Los Angeles Angels.



1.22M

Population



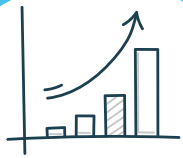
\$101,795

Median Household
Income



\$133,918

Average Household
Income



0.57%

Projected Annual
Growth Rate



39,373

Total Businesses



635,690

Total Employees



\$3,032

Monthly HH Consumer
Retail Expenditures

NEWMARK



Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



31,184+
TRANSACTIONS COMPLETED



326.8
MILLION
SF TRANSACTED



\$38.3
BILLION
TRANSACTIONS COMPLETED



97K+
ACRES TRANSACTED



\$13.6
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS