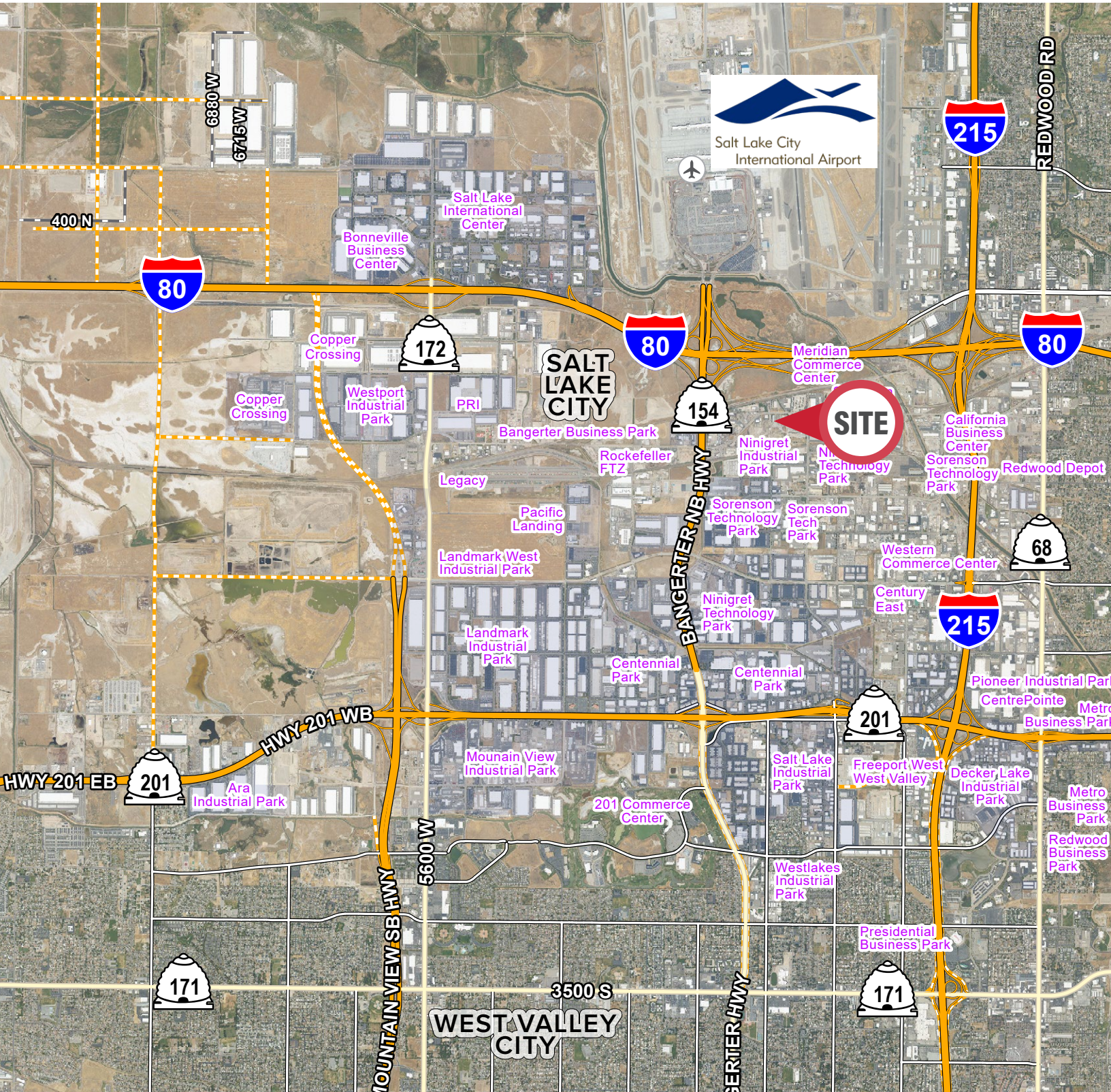


RUNWAY INDUSTRIAL BUILDING W/YARD

3665 West 500 South | Salt Lake City, UT 84104



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**TOTAL SITE ACREAGE:**
0.99 ACRES

**FULLY FENCED SITE**

**IOS**

**M2 ZONING**

**HEAVY COMMERCIAL**

FOR LEASE

Contact Agent for Pricing

Property Highlights

- Total SF: 4,800 SF
- Office SF: 500 SF
- Warehouse SF: 4,300 SF
- Clear Height: 18'- 20'
- One (1) 12'x14' GL Door
- One Restroom
- Shop Sink
- Floor Drain
- Fully Fenced Site
- Total Site Acreage: 0.99 Acres
- Year Built: 1995
- Zoning: M2 – Heavy Manufacturing
- Access: Convenient Access to Redwood Road, I-215, SR-201 and I-80.
- Location: This property is located in Salt Lake City's Northwest Quadrant (NWQ), the city's designated hub for industrial and manufacturing growth and home to the Utah Inland Port. The NWQ spans roughly 28,000 acres and is seeing significant investment in warehousing, logistics, and manufacturing development, making it one of the fastest growing industrial submarkets in the Salt Lake Valley. Positioned within this corridor, the property offers strong potential for industrial, manufacturing, or distribution use backed by ongoing infrastructure and economic development in the surrounding area.

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Approved Uses

- Artisan food production
- Automobile and truck repair
- Automobile and truck sales and rental (incl. large trucks)
- Automobile part sales
- Automobile salvage and recycling, indoor
- Bakery, commercial
- Bio-medical facility
- Blacksmith shop
- Brewery
- Brewpub
- Building materials distribution
- Bus line station/terminal
- Bus line yard and repair facility
- Commercial food preparation
- Contractor’s yard/office
- Distillery
- Distribution center
- Drop forge industry
- Equipment, heavy (rental, sales, service)
- Equipment rental (indoor/outdoor)
- Food processing
- Gas station
- Grain elevator
- Impound lot
- Industrial assembly
- Laundry, commercial
- Light manufacturing
- Package delivery facility
- Paint manufacturing
- Park and ride lot
- Park and ride lot shared with existing use
- Parking, commercial
- Parking, off site

- Railroad, repair shop
- Recreational vehicle (RV) sales and service
- Recycling collection station
- Recycling processing center, indoor
- Research and development facility
- Sign painting/fabrication
- Small brewery
- Solid waste transfer station
- Storage and display, outdoor
- Storage, public, outdoor
- Storage, self
- Technology facility
- Truck freight terminal
- Truck repair, large
- Vehicle auction
- Warehouse
- Welding shop
- Wholesale distribution
- Winery
- Woodworking mill
- Truck freight terminal
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Click For
Approved Use Table



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