

For Lease or Sale

169 W. Burton Ave (2360 So.) So. SLC, UT



- Building Size: ♦ 30,500 Total SF (see back page for layout)
 Bld #1 = 14,000 SF warehouse
 Bld #2 = 11,500 SF (1500 SF showroom)
 Bld #3 = 5,000 SF (1000 SF office)
- Year Built: ♦ 1973
- Land Size: ♦ 1.1 Acres
- Taxes: ♦ \$11,523 (ID#:15-24-278-027 & 015 & 016)
- Zoning: ♦ CG: Commercial General
- Ceiling Height ♦ 14 - 16 feet clear in warehouses
- Power ♦ 3 ph / 208 v
- Sales Price: ♦ \$1,699,000
- Lease Rate: ♦ \$12,500 mth NNN (41¢ per SF NNN)

- COMMENTS: ♦ Great access to I-15 at 33rd South
 ♦ 173 Feet of frontage on I-80
 ♦ **2 Adjacent 1/4 acre lots with home &
Billboard sign available**



Spencer Knight (801) 580-4947

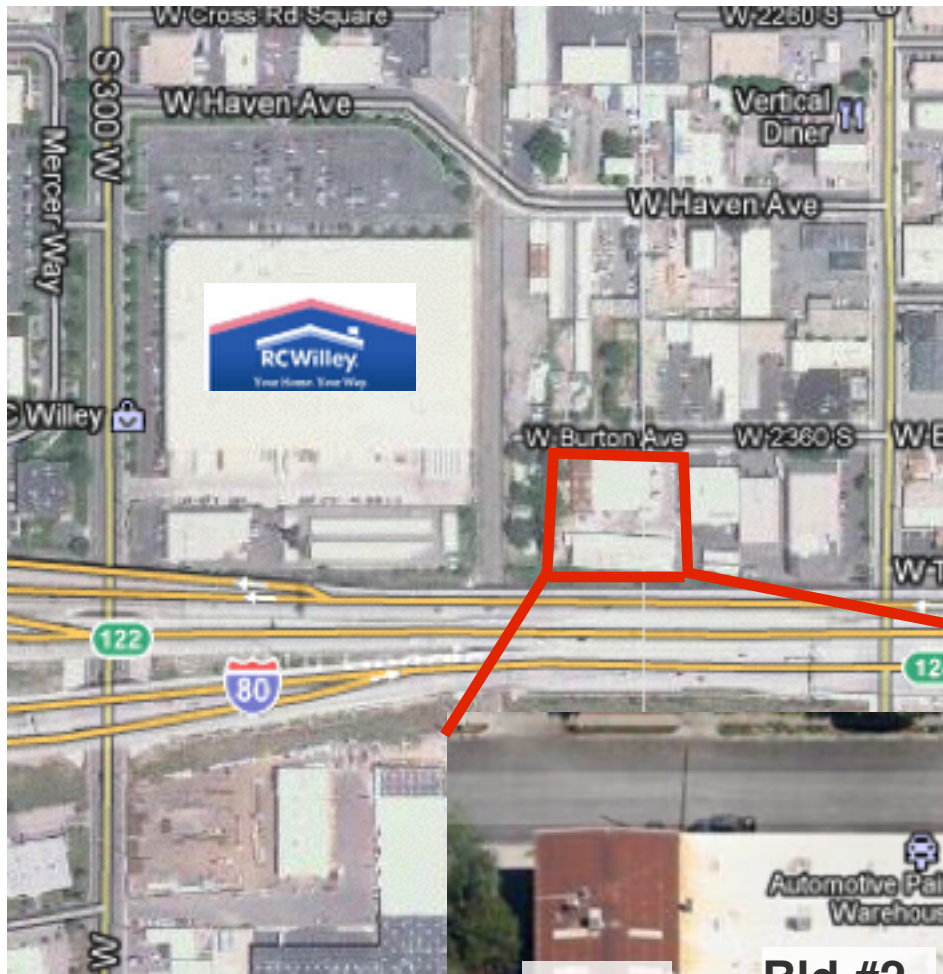
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This statement, with the information it contains, is given with the understanding that all negotiations relating to the purchase or lease of the property described above shall be conducted through Knight Realty Company. The above information, while not guaranteed, has been secured from sources we believe to be reliable

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