



FOR LEASE

# COMMERCIAL FLEX SPACE

3767 S SECOND STREET  
SALT LAKE CITY, UT 84115

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**ALIGN**  
COMPLETE REAL ESTATE SERVICES

# THE OFFERING

Owner/User Flex Property – Retail/Office & Warehouse Excellent opportunity to acquire a versatile 7,400 SF flex property ideal for an owner/user or investor. The building features a functional retail/office component combined with warehouse space and can be easily divided into two separate units, each separately metered, offering flexibility for partial leasing or future resale. The property is situated on ±0.25 acres and is equipped with single-phase power and two ground-level roll-up doors (12' x 10'), allowing for efficient loading and operations. Well-suited for a variety of commercial uses including retail, office, light industrial, showroom, or service-oriented businesses. CC Zoning.

SQUARE FEET

3,400 SF Office (2-Story) / 4,000 SF Warehouse

LOT SIZE

.25 Acres and 12 Parking Stalls

PARCEL NUMBER

16-31-326-002

LEASE PRICE

\$.95 SF/NNN

CAMS

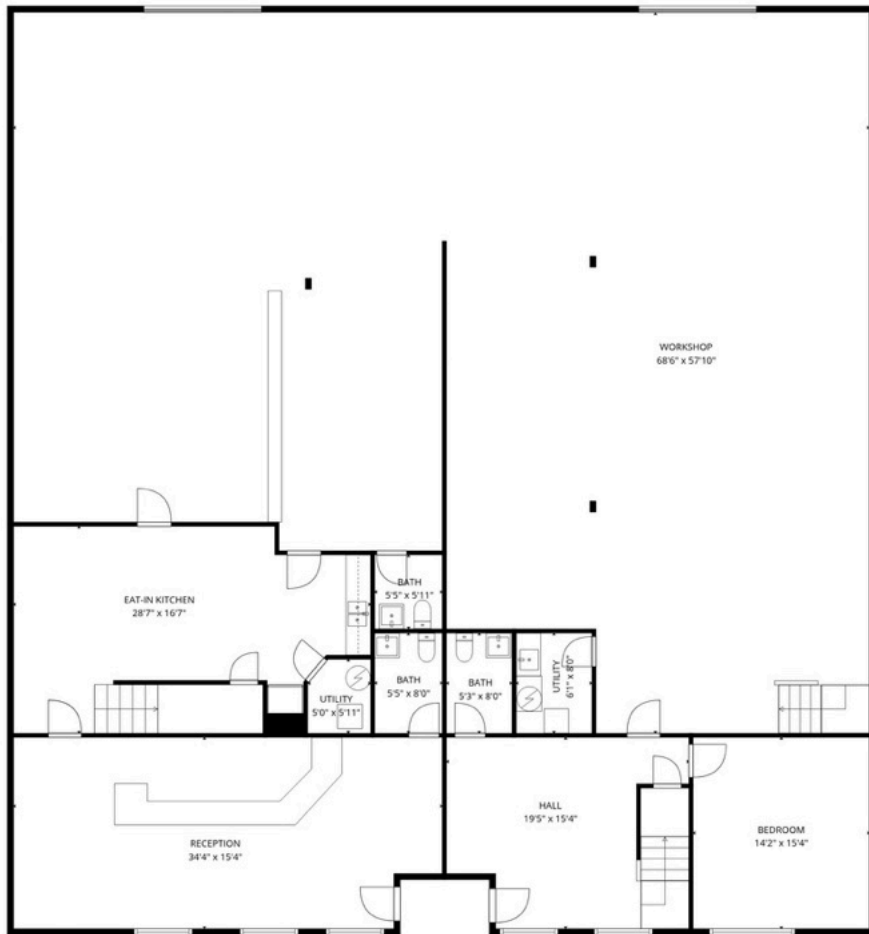
CAMS Approximately \$.22

FEATRUES

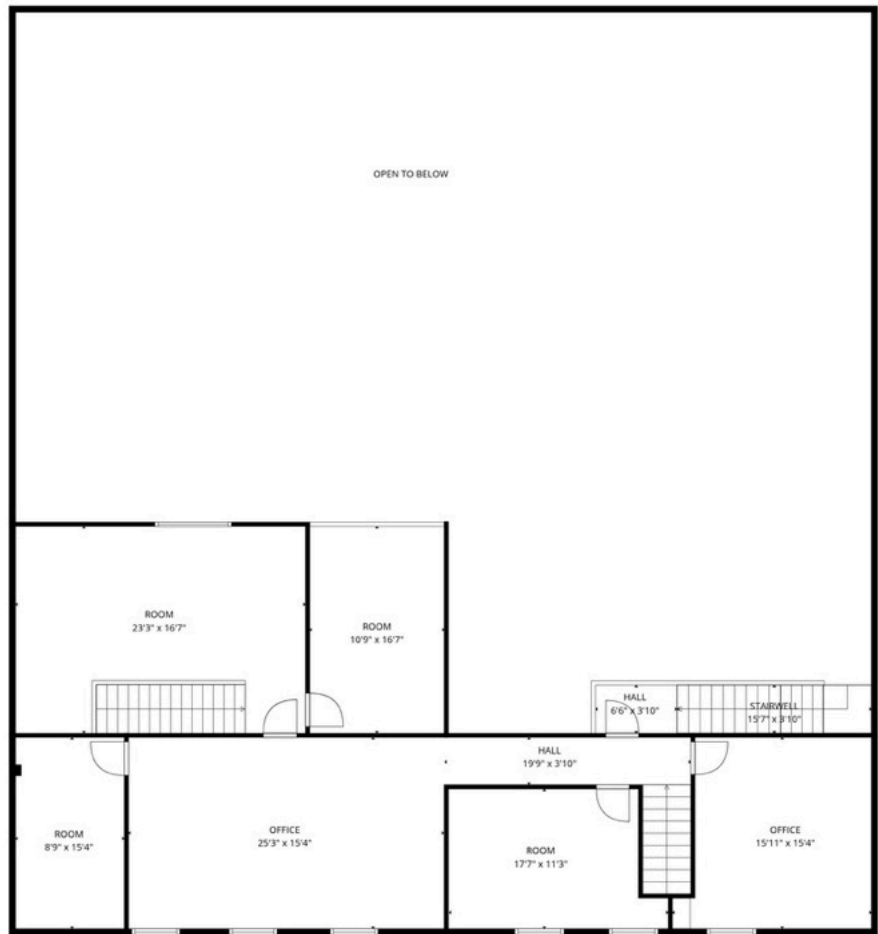
Single-Phase Power  
Two Ground Level doors, 12' x 10'  
16' Warehouse Ceiling Height  
Easily split into two separate spaces, separately metered



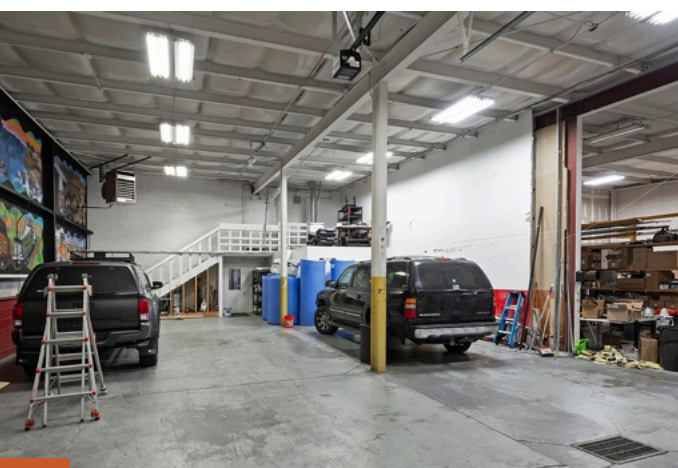
# FLOOR PLANS

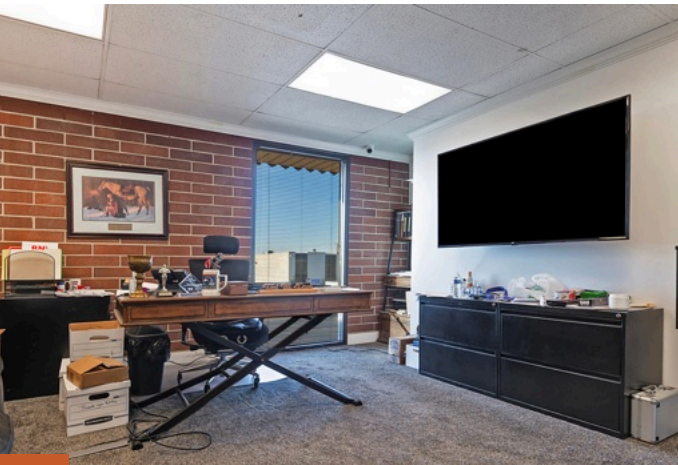
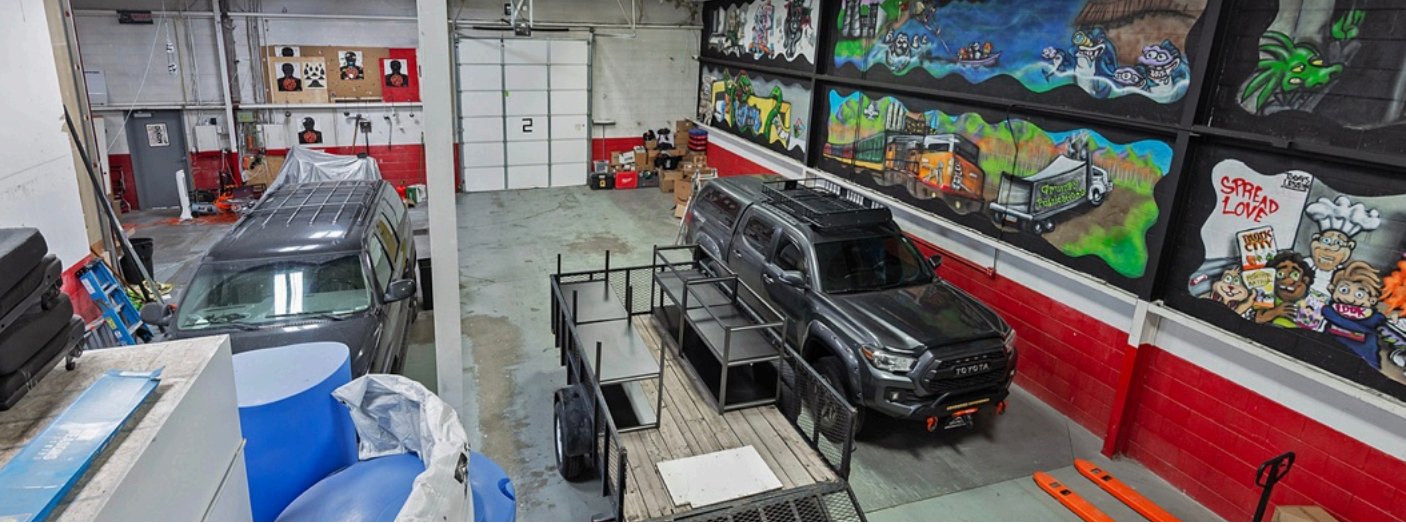


1st floor



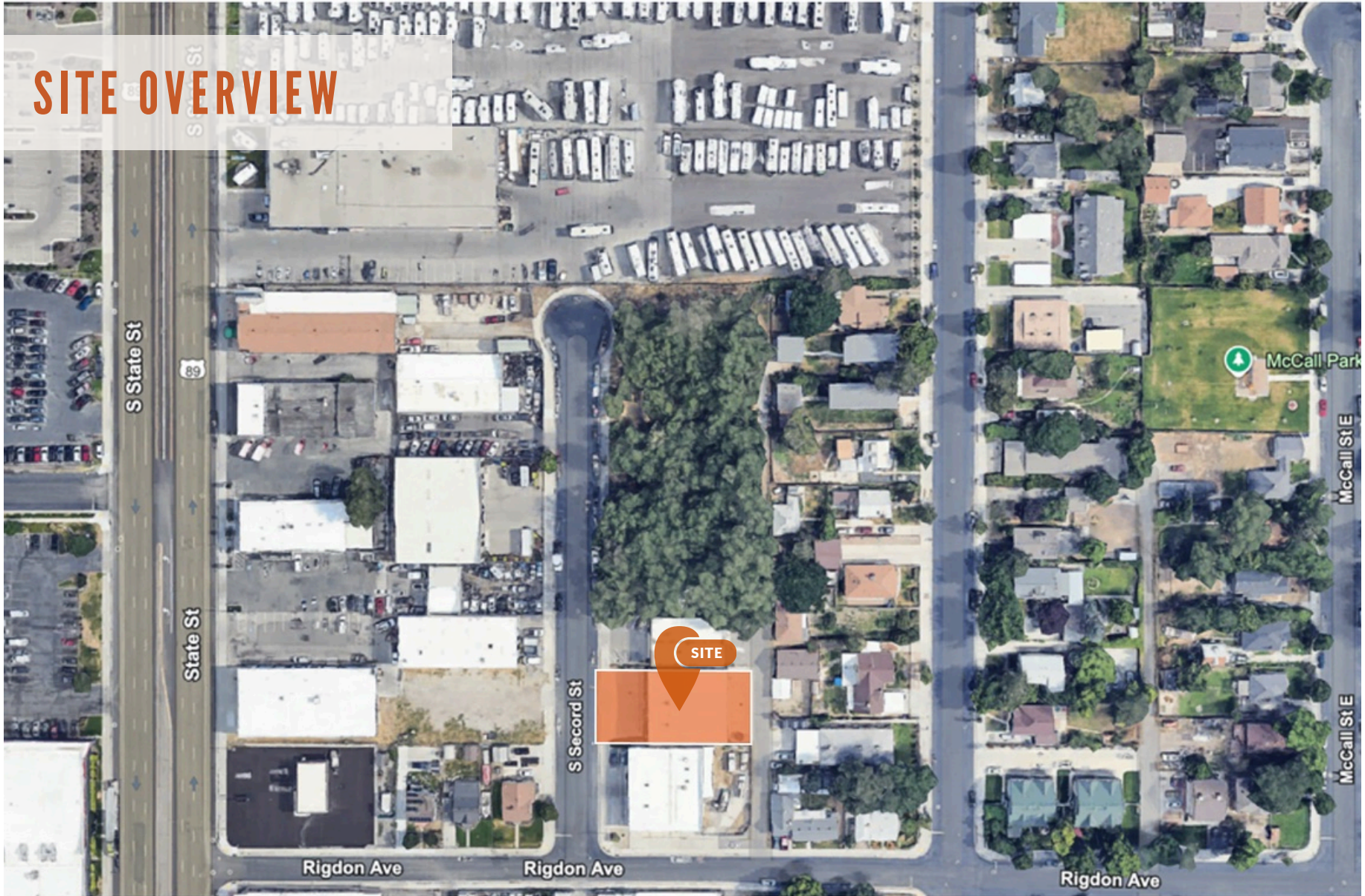
2nd floor





PROPERTY PHOTOS

# SITE OVERVIEW





## CONTACT

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