

201 Frontage Industrial

4464 W. 2100 S.
Salt Lake City, UT 84120

FOR SALE/LEASE



Exclusively marketed by:

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NEWMARK
MOUNTAIN WEST

**FULL SERVICE
COMMERCIAL REAL ESTATE**
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For Sale/Lease

PROPERTY HIGHLIGHTS

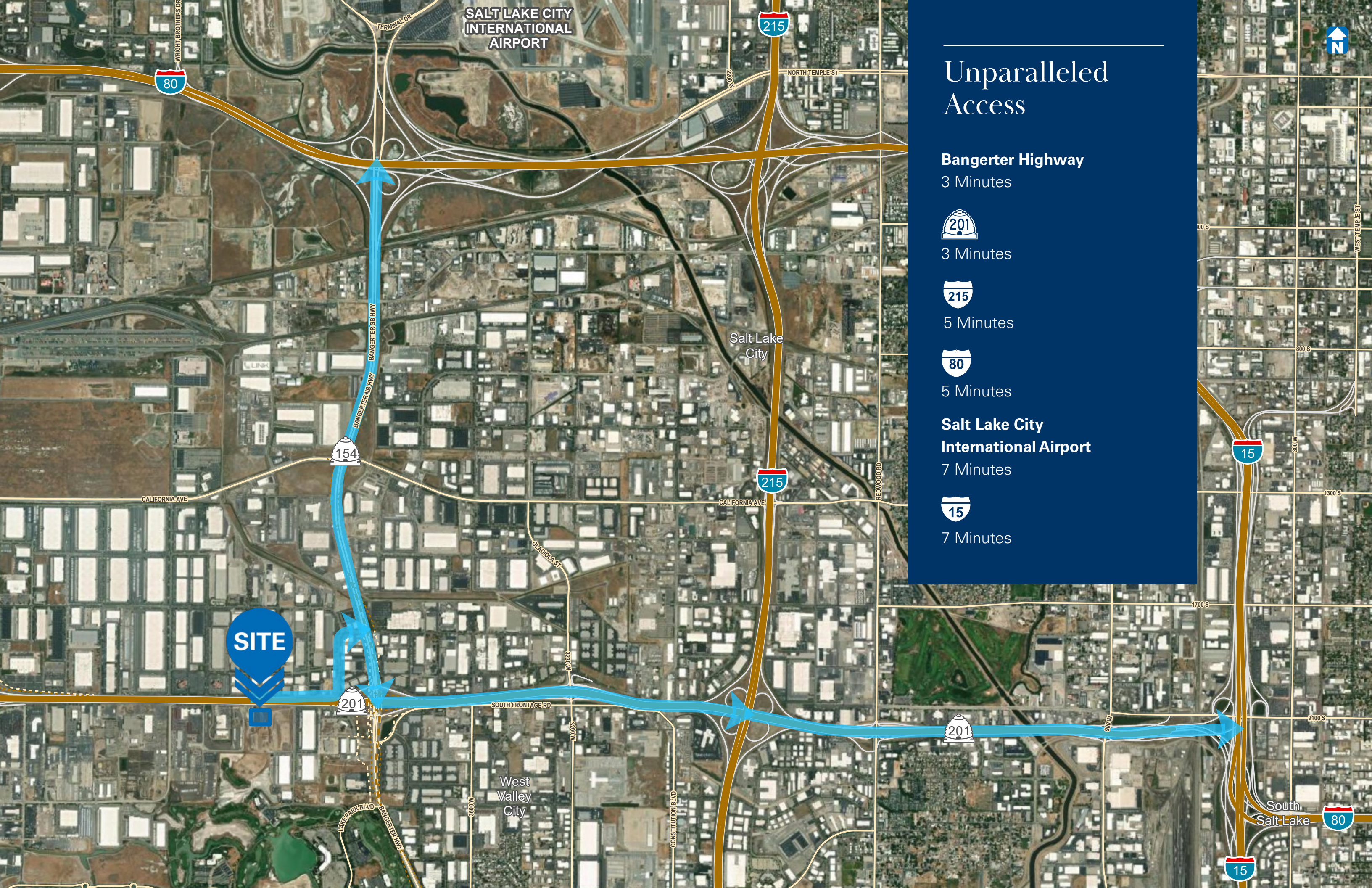
- 40,000 SF available
 - 4,500 SF office/showroom
 - 35,500 SF warehouse
- 20' clear height
- Fourteen (14) dock high doors
 - One (1) 8'x8' equipped with bumpers
 - Three (3) 8'x8' equipped with bumpers and seals
 - Nine (9) 8'x8' equipped with bumpers, seals, and mechanical pit levelers
 - One (1) 10'x14'
- Two (2) ramped ground level doors
 - One (1) 8'x8'
 - One (1) 10'x14'
- 33'x33' column spacing
- 400 amps 208/120 V 3-phase
- T-5 lighting
- Wet sprinklered
- Gas forced air in warehouse
- Skylights
- Trench and floor drains located in warehouse
- Available May 2027 or sooner – call agent for details
- Highway 201 visibility and frontage
- Minutes from Salt Lake International Airport
- Excellent Access to I-15, I-215, I-80, Bangerter Highway and Highway 201



 DOCK HIGH DOORS (14)

 GROUND LEVEL DOORS (2)





Unparalleled Access

Bangerter Highway

3 Minutes



3 Minutes



5 Minutes



5 Minutes

Salt Lake City International Airport

7 Minutes



7 Minutes

SITE

SALT LAKE CITY INTERNATIONAL AIRPORT

Salt Lake City

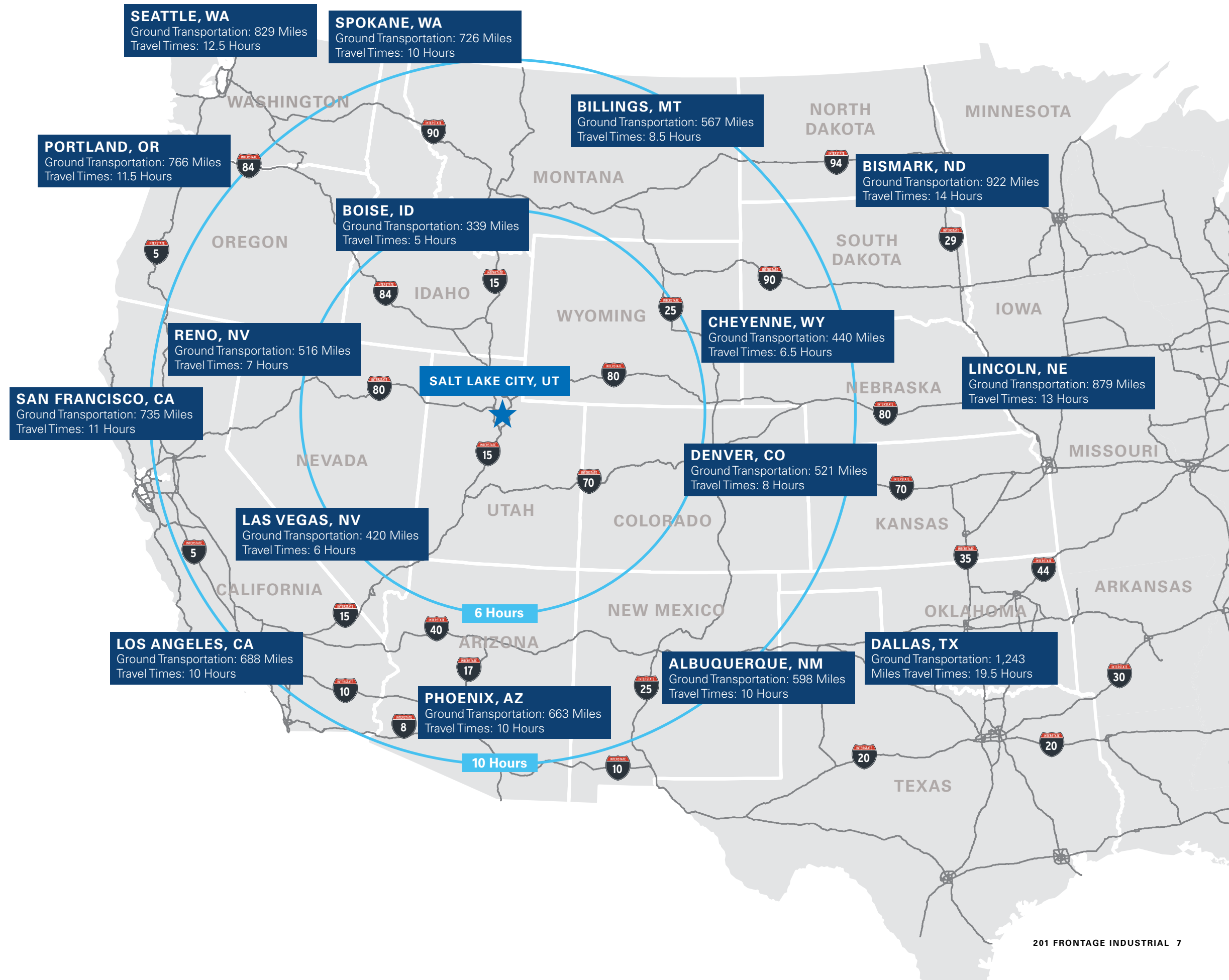
West Valley City

South Salt Lake



Commercial Drive Times

Utah is known as the “Crossroads of the West” for its excellent connectivity to the entire nation. Salt Lake City, specifically, benefits from a favorable geographic location that provides easy access to primary commercial hubs across the country. This connectivity has helped establish the region as a global marketplace for its ability to facilitate an efficient flow of goods through its vast transportation networks. All major metros in the Western Region, and many major metros in the Mid-West, are within a 24-hour drive time.



201 Frontage Industrial

1960 S. 4250 W.
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