

1874 S. Pioneer Road,  
Salt Lake City, UT 84104

## FOR LEASE

- **VERSATILE INDUSTRIAL**
  - DISTRIBUTION
  - MANUFACTURING
  - WAREHOUSE
  - OFFICE
- **20,770 SF – 68,996 SF**
- **5.1 ACRES (3.6 ACRE YARD)**



Brandon Benner  
801-851-1111  
Brandon@KCommercial.com

*Pio*UTLLC



**\$0.89/SF NNN**

**CAM/SF - Single**

**\$0.17**

**CAM/SF - Multi**

**\$0.22**

**ZONING**

**M-1**

**CLEAR HEIGHT**

**14'-17'**

**YARD**

**3.6 acre**

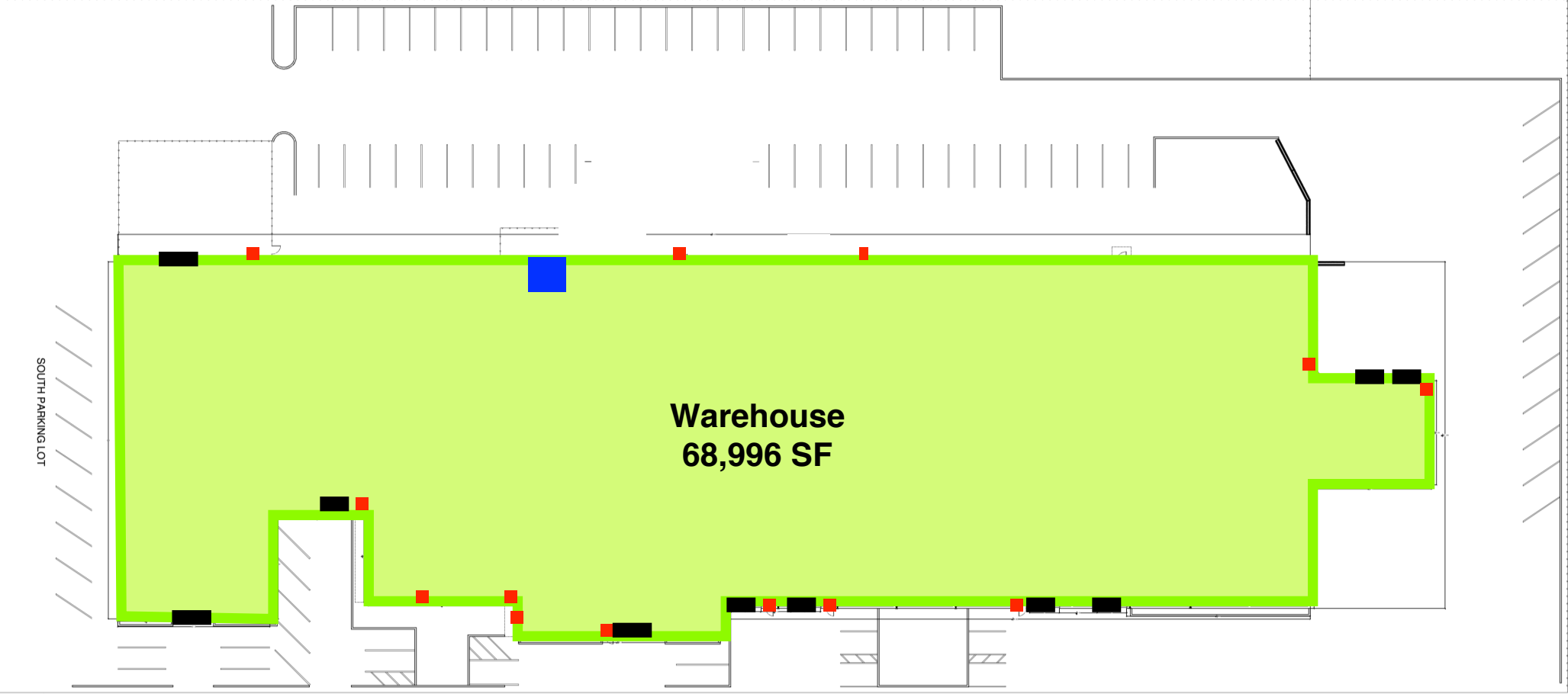
## LEASE OVERVIEW

- ✓ Warehouse, Manufacturing, R&D, Office
- ✓ 62,232 SF Warehouse and 1,905 SF Office
- ✓ Easy Access to I-215 and SR 201
- ✓ 8 Drive-in Doors and 2 Dock-High Doors with Levelers
- ✓ Column Spacing 19'5"
- ✓ 3,000 Amps of 208/480 Volt
- ✓ 5 Ton Bridge Crane
- ✓ Truck/Trailer Parking

**IMPORTANT:** The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

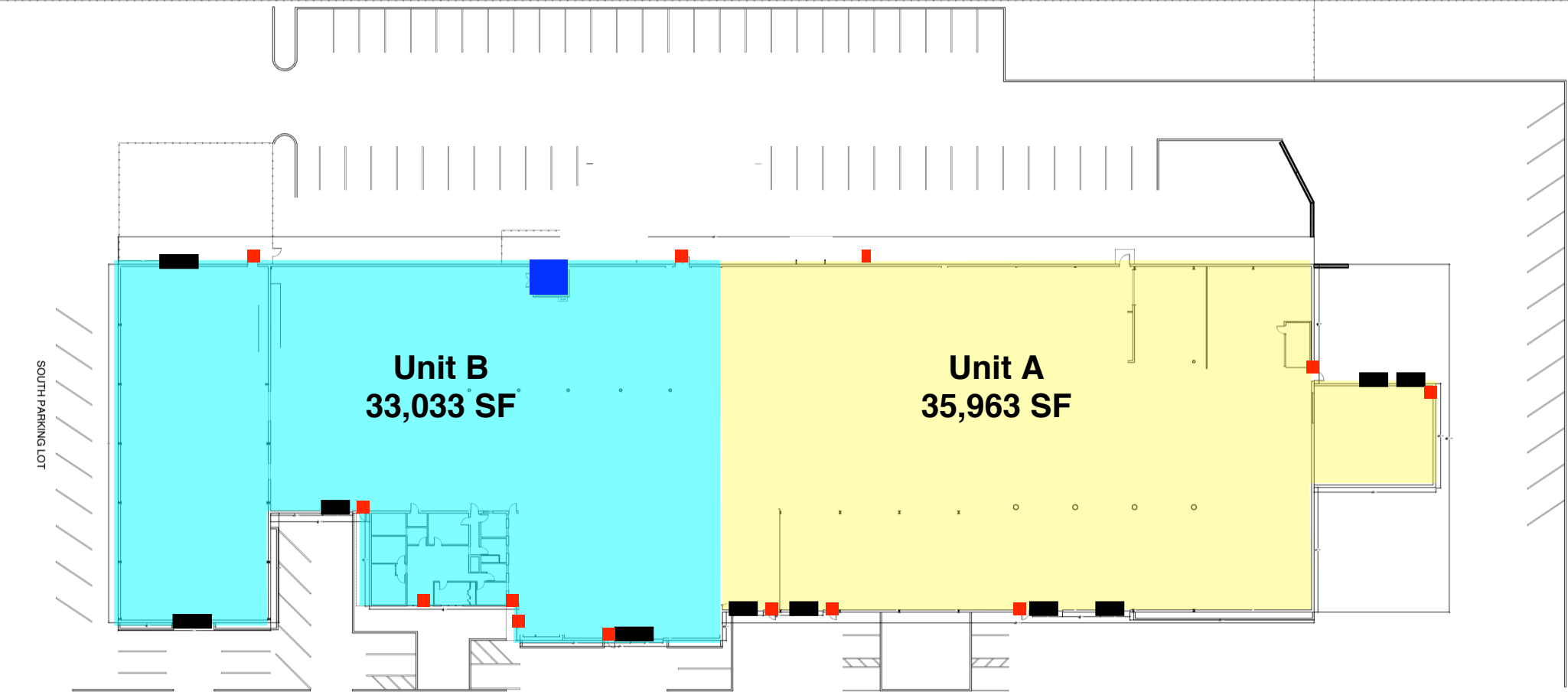
# Option 1

- Common Area (electrical)
- Existing Personnel Doors (12)
- Existing Overhead Doors (10)



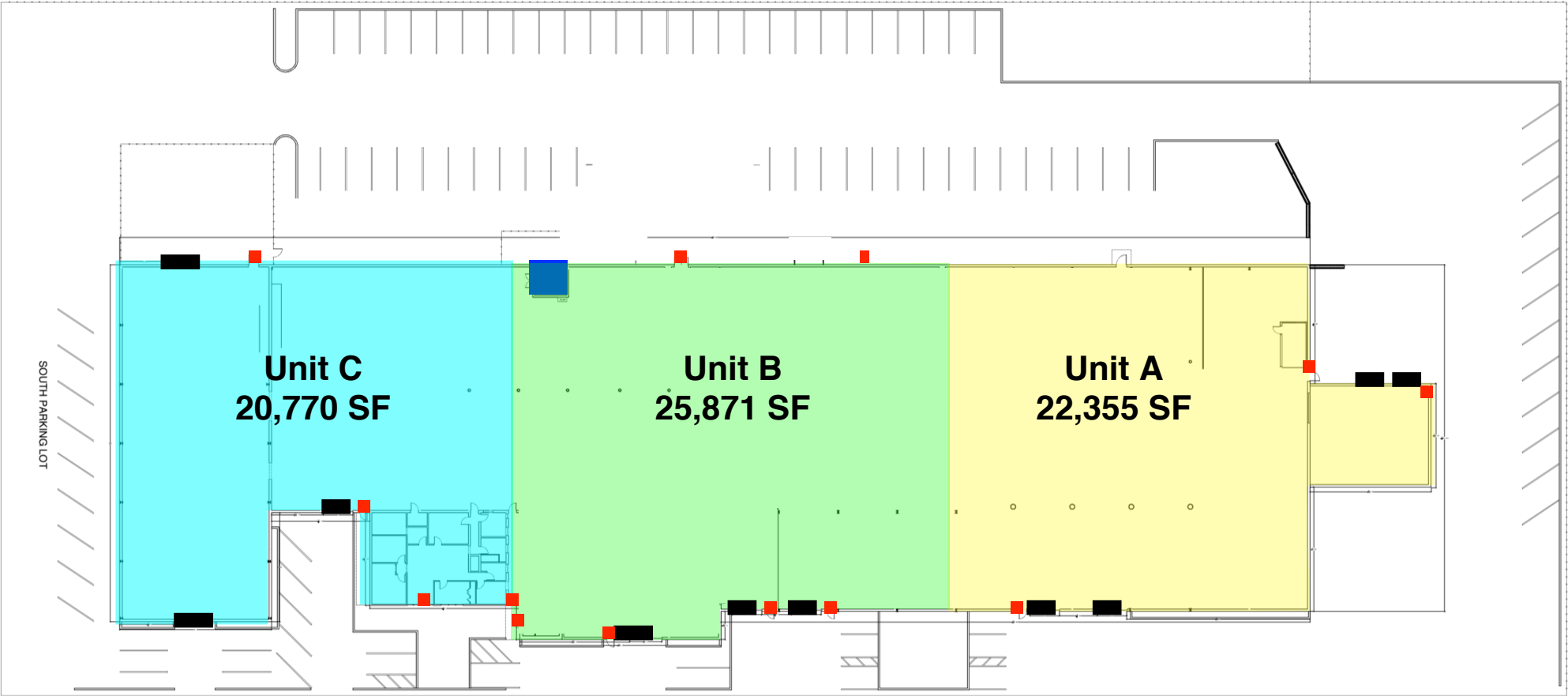
# Option 2

- Common Area (electrical)
- Existing Personnel Doors (12)
- Existing Overhead Doors (10)



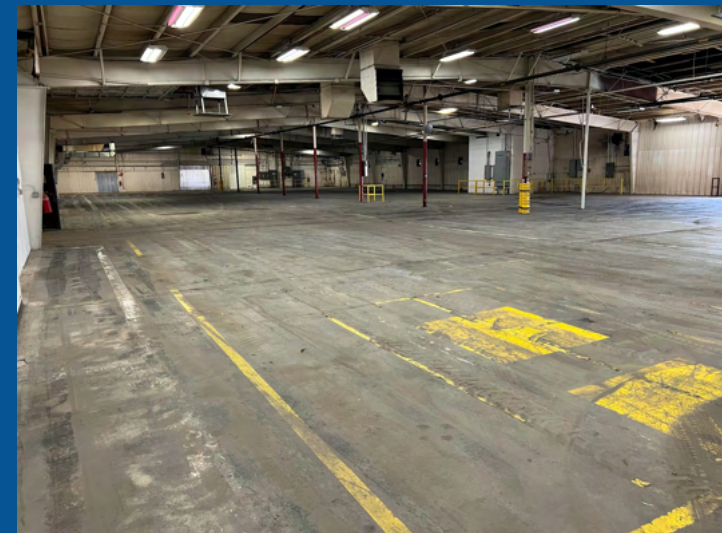
# Option 3

- Common Area (electrical)
- Existing Personnel Doors (12)
- Existing Overhead Doors (10)





## PROPERTY SUMMARY





Brandon Benner  
801-851-1111  
Brandon@KCommercial.com

PioUT LLC