



SLC MULTI-UNIT INDUSTRIAL

1605 West 2100 South, Salt Lake City, UT 84119

PROPERTY DESCRIPTION:

- Prime Owner/User or Investment Opportunity with 2 Longstanding Tenants in Place, Occupying 19,117 SF
- Remaining Unit is 10,043 SF and May be Leased or Owner Occupied
- Excellent Signage Options Include Monument Fronting 2100 S, Exterior Building Signage, and Large Pylon Facing Freeway
- Strong Power Specs of 3-Phase, 600 Amp/480 Volts
- (1) 12' x 10' Ground Level Door + (2) Covered Dock High Doors
- Temperature Controlled Warehouse with Clear Height of 14' 6" Throughout
- Zoned MU11

SALE PRICE:

\$4,900,000

PROPERTY DETAILS:

29,160 SF

1.03 Acres

CHRISTIAN PRISKOS, CCIM

801.573.8500

christian@iproperties.com

CHRIS METOS

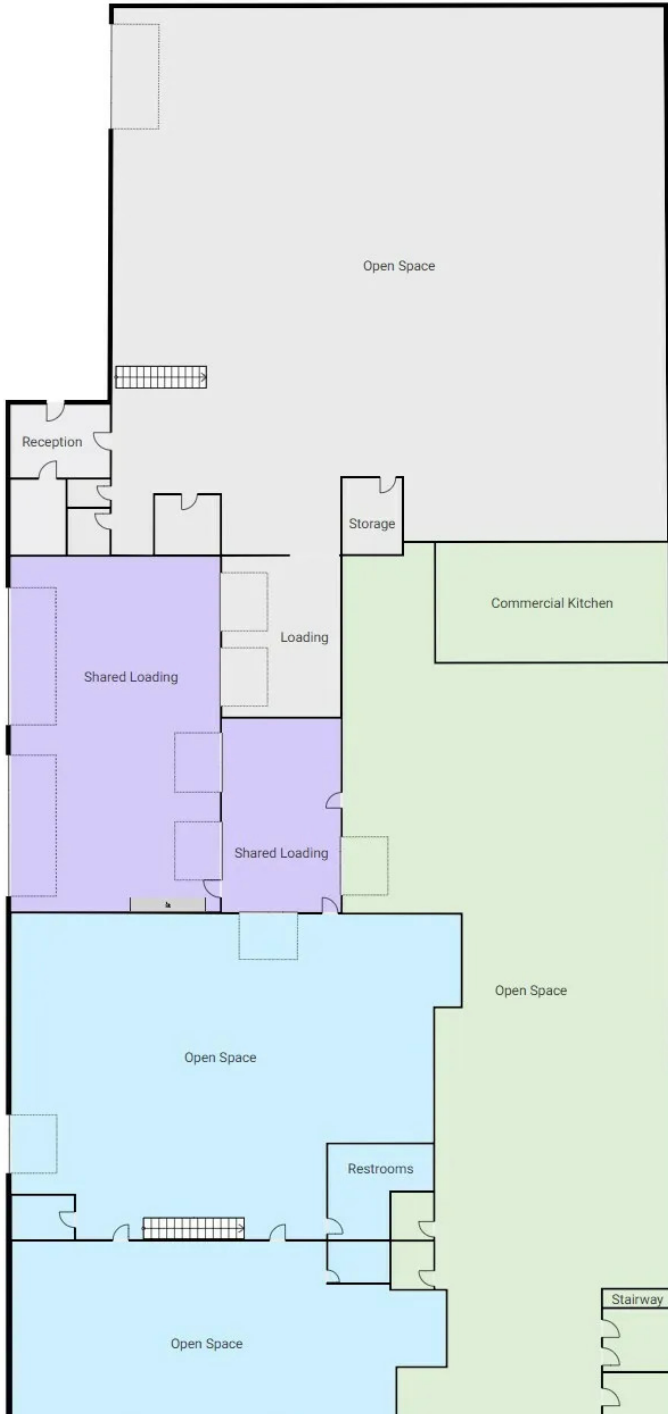
801.879.7870

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51 East 400 South Suite 210

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Blue: Thomas Transport | Green: Shahrazad Market | Grey: Vacant



Large Pylon Sign Facing 201 Freeway

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Rent Roll 2100 South 1605 West, SLC, UT

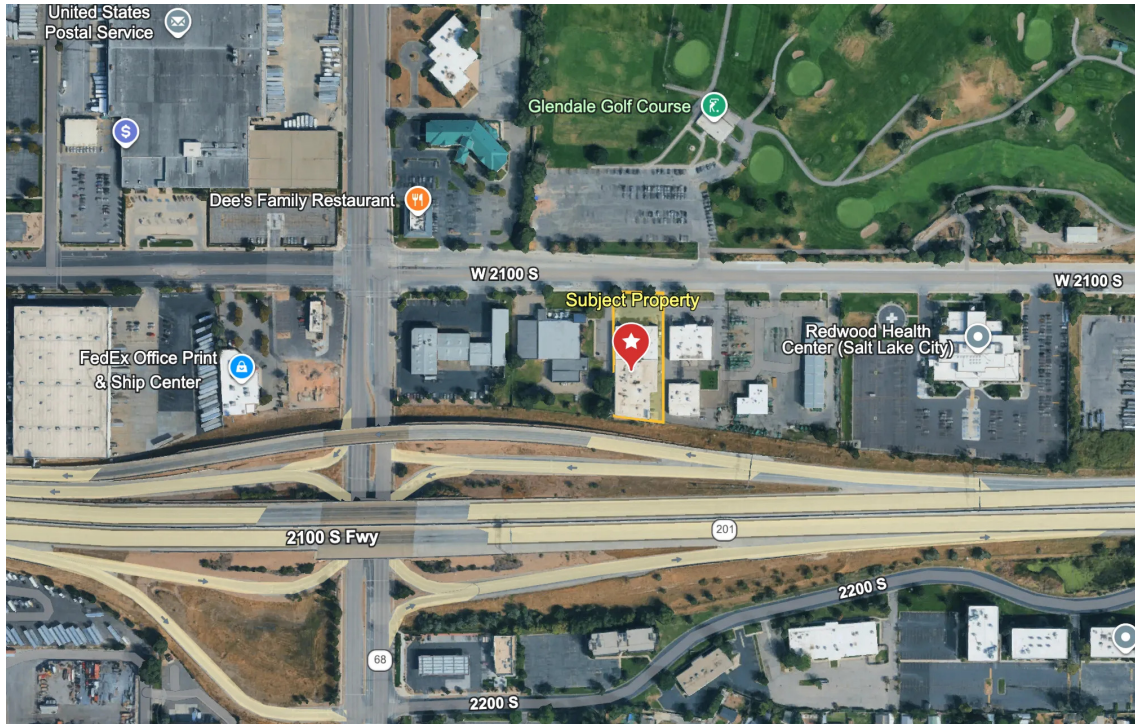
	Tenant 1 Shahrazad Market & Restaurant	Tenant 2 Thomas Transport Packs	Tenant 3 VACANT - For Owner/User Occupant or New Tenant
Size	10,122 SF	6,435 SF	10,043 SF
Rent Rate	\$7,681/mo NNN	\$6,905/mo NNN	N/A
Lease Expiration	12/31/28	3/31/30	N/A
Annual Base Rent Increases	3%	3%	N/A
Option to Renew	None	None	N/A



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