

INDUSTRIAL FOR LEASE

VERSATILE 12,000 SF OFFICE/WAREHOUSE SUITED FOR INDUSTRIAL BUSINESSES

kw SALT LAKE CITY
KELLERWILLIAMS, REAL ESTATE



950 West 2100 South, Salt Lake City, UT 84119



PROPERTY DESCRIPTION

Now available for lease, this versatile 12,000 SF office/warehouse includes approximately 2,000 SF of mezzanine space, offering additional room for office expansion, storage, or light assembly. The property is ideally suited for automotive users, service operations, or light industrial businesses seeking a highly functional and accessible location in Salt Lake City. The building features six overhead doors — four (4) 12'x12' and two (2) 12'x14' — along with five convenient drive-in bays that support efficient workflow and vehicle access. A front showroom and office area provide a professional customer-facing presence, while the spacious warehouse and mezzanine deliver flexibility for equipment, inventory, and workspace needs. Located just off 2100 South with immediate access to I-15 and Hwy 201, this property offers exceptional visibility and connectivity to major transportation routes — making it an ideal fit for automotive service, detailing, repair, or similar users. Contact us today for more details!

PROPERTY HIGHLIGHTS

- Versatile 12,000 SF office/warehouse
- 2,000 SF mezzanine space
- Ideal for automotive, service, or light industrial
- Six 12'x12' overhead doors, two 12'x14' doors
- Five drive-in bays for efficient workflow
- Front showroom and office area

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OFFERING SUMMARY

Lease Rate:	\$1.40 SF/month (NNN)
Available SF:	12,000 SF
Lot Size:	0.45 Acres
Building Size:	12,000 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	46	1,306
Total Population	66	183	4,795
Average HH Income	\$70,576	\$68,586	\$75,629

SHAD SELMOS

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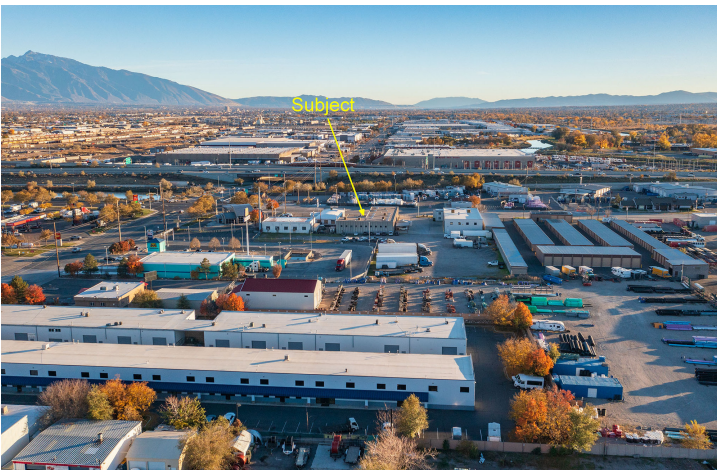
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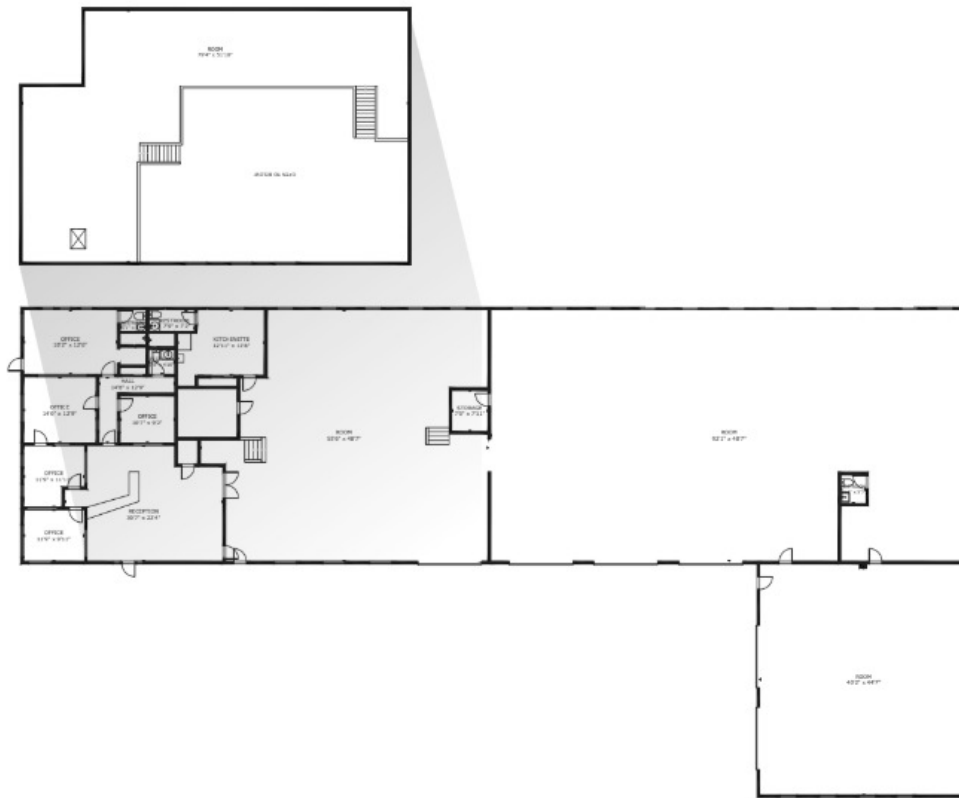
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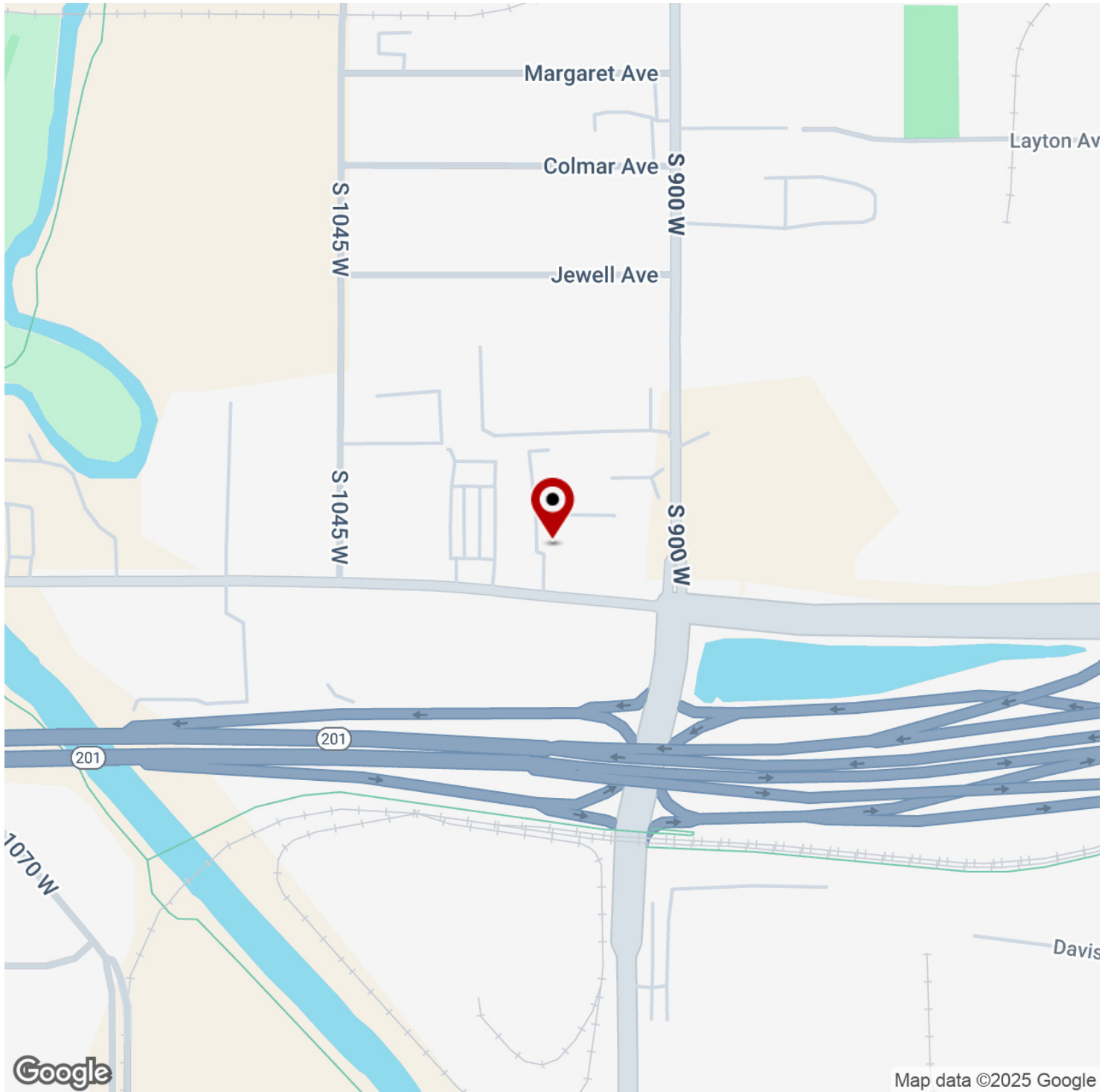
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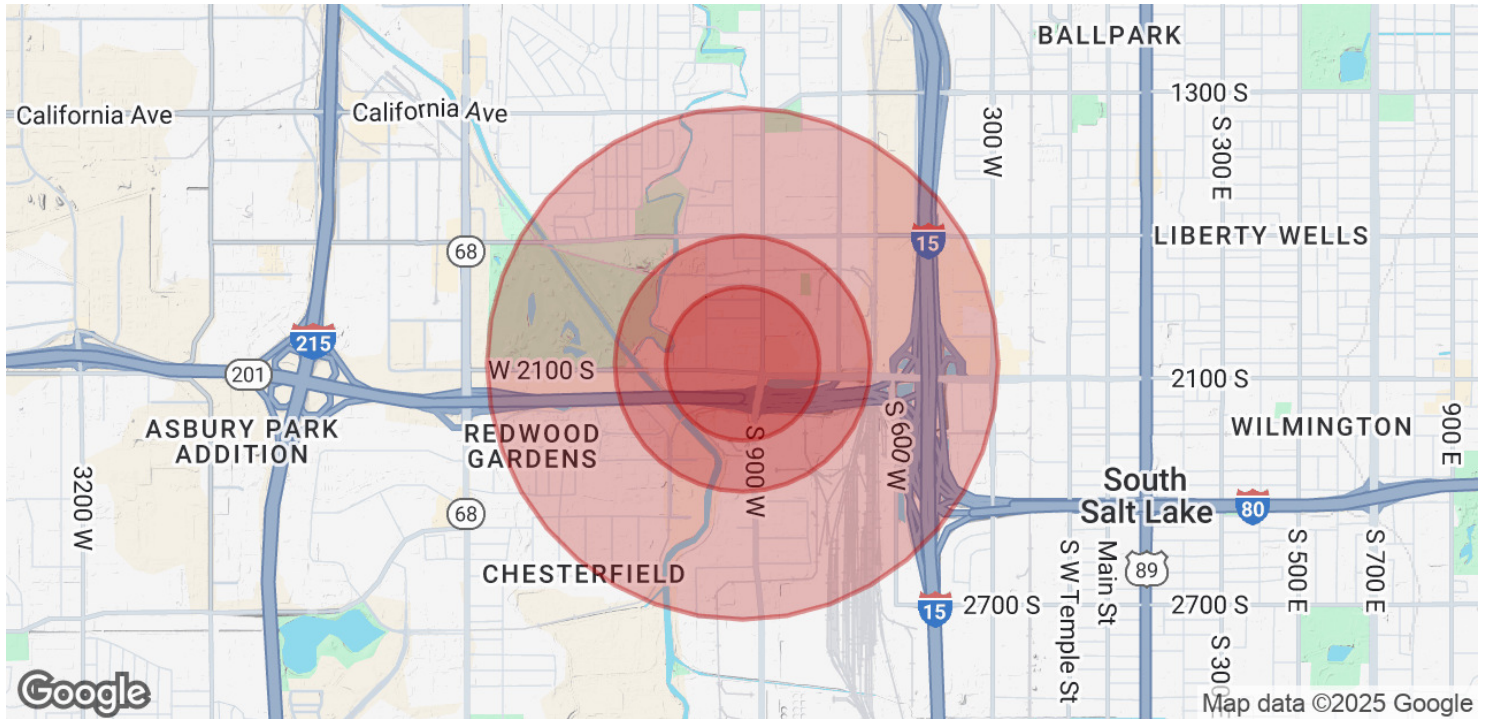
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	66	183	4,795
Average Age	33	34	34
Average Age (Male)	34	34	34
Average Age (Female)	33	33	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	46	1,306
# of Persons per HH	4.1	4	3.7
Average HH Income	\$70,576	\$68,586	\$75,629
Average House Value	\$360,232	\$342,843	\$339,293

Demographics data derived from AlphaMap

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