



FOR LEASE

780 Layton Avenue
Salt Lake City, UT 84104

±12,000 SF | INDUSTRIAL

Property Specs

| | |
|-----------------|--------------------------------------------|
| LEASE RATE | \$0.71 PSF MG |
| TOTAL AVAILABLE | ±12,000 SF |
| YEAR BUILT | 1993 |
| ZONING | Industrial M-1 |
| TYPE | Industrial Warehouse/Distribution |
| TAX ID | 15-14-427-003-0000 |

- Tenant just responsible for their phone & internet (if applicable) and general liability insurance.
- ±12,000 SF Available consisting of:
 - ±2,720 SF Office
 - ±9,280 SF Warehouse



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.
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SUMMARY

PHOTOS





PHOTOS





PHOTOS



FLOOR PLAN



CLICK HERE
FOR A 3D TOUR



| TOTAL SF | LEASE RATE | YEAR BUILT |
|-------------|--------------|------------|
| ± 12,000 SF | \$0.71/SF MG | 1993 |

AREA MAP



FLOOR DECOR & GREAT DANE
OCEAN BEAUTY SEAFOODS
United Rentals
PETERSON PLUMBING SUPPLY
Crate & Barrel
PRIME SNACK
FLYING J
Box-n-Lock EXTERIOR STORAGE
ZIONS BANK
GRS DRIVELINES
CAMERON ASHLEY BUILDING PRODUCTS
METAL supermarkets
PRIME STORAGE
BROTHERS

SHERWIN WILLIAMS GraybaR.
MESA MOVING AND STORAGE
PLATT
mondia
GRAINGER
Ernest VENETIAN TILE & STONE GALLERY

AAA
 Utah's #1 Source for Leaf Service
UTAH FOOD BANK
Bedrosians
 Utah Breakers & Supply
CROWN
ADVANTAGE EMBROIDERY
CRUM ELECTRIC SUPPLY

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION

2025 Population

1-mile

6,415

3-mile

124,161

5-mile

360,288

HOUSEHOLDS

2025 Households

1-mile

2,022

3-mile

54,520

5-mile

151,209

INCOME

2025 Average HH Income

1-mile

\$84,599

3-mile

\$97,305

5-mile

\$110,502

Traffic Counts

STREET

S 300 W

I-15 Freeway

AADT

46,432

238,950

Cities Nearby

Las Vegas, Nevada

416 miles

Denver, Colorado

518 miles

Phoenix, Arizona

657 miles

Los Angeles, California

683 miles

San Antonio, Texas

1,308 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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