

# FOR LEASE

Industrial Warehouse with Yard

**ALIGN**  
COMPLETE REAL ESTATE SERVICES



**3403 South 300 West  
Salt Lake City, Utah**

## Property Details

- 10,664 Total Square Feet
  - 840 SF Office Space
  - 8,960 SF Warehouse
  - 864 SF Garage
- .89 of an acre
- Lease Rate: \$1.00/ SF NNN
- 3 Phase, 600 Amp Power
- '+ Clear Height
- Zoning: TOD (inquire for permitted uses)
- 13 Grade Level Doors
- Close proximity to Interstate
- Built: 1973
- Large Pole Sign
- Fully Fenced and Secure Yard
- Fire Suppression Throughout
- **NO AUTOMOTIVE USES** per city zoning



**Jonah Hornsby, CCIM**  
Managing Partner | Commercial Agent  
801-580-4945  
Jonah@acresutah.com

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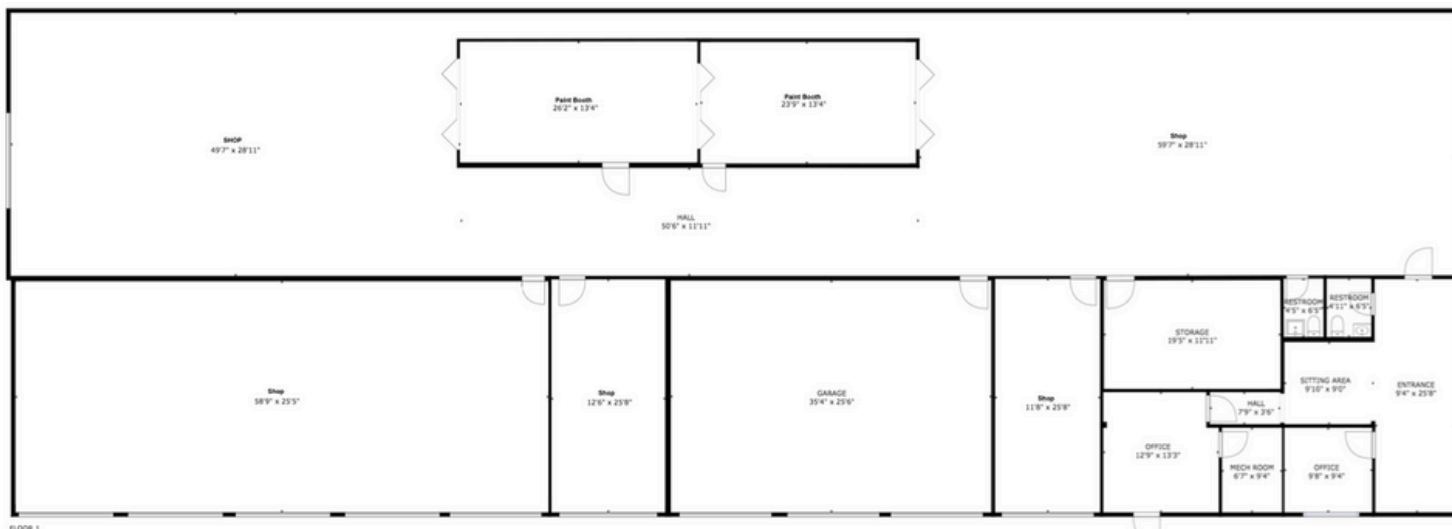
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