

# FOR LEASE

# WAREHOUSE/DISTRIBUTION or FREEZER/COOLER



# INDUSTRIAL SPACE

16,580 SF

# 1915 S. 900 West

SALT LAKE CITY, UT 89104

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*Dev*UT, LLC

# LEASE SUMMARY

**STARTING RENT \$1.10/SF NNN**

**LEASABLE UNITS 16,580 SF**

**POSSIBLE USES**  
Warehouse  
Distribution  
Cooler/Freezer

**CAM \$0.31/SF**  
**(\$0.46/SF Cooler/Freezer)**

**YARD YES - Customizable**

**LOT SIZE 5.95 Acres**

**LOADING 5 Dock High Doors**  
**1 Leveler**

**ZONING M-1**





## PROPERTY OVERVIEW

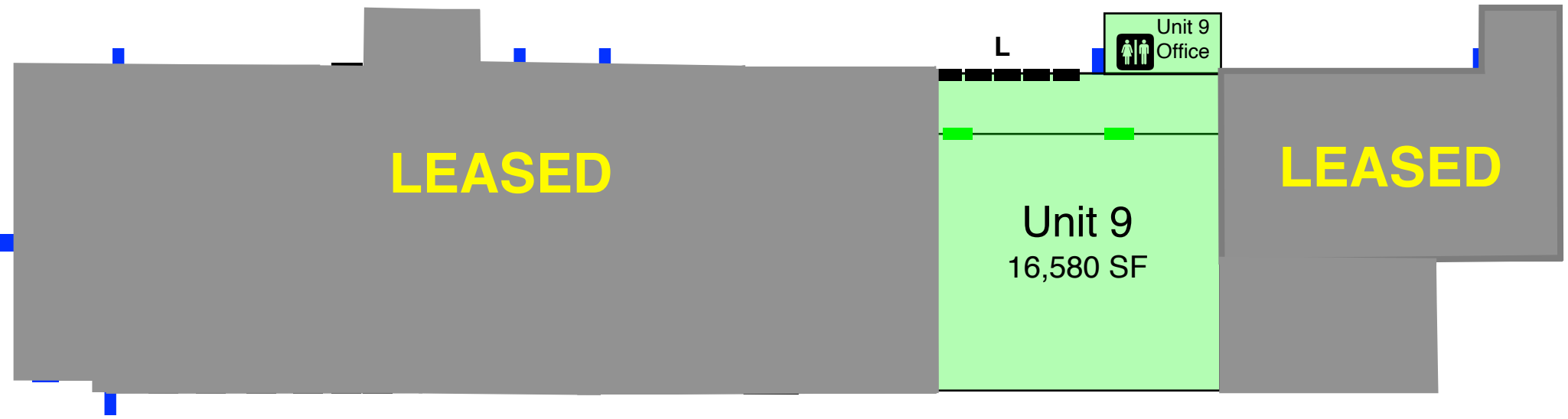
- ✓ 24'- 30' Clear Height
- ✓ Multiple Dock High Doors with Levelers
- ✓ 600 V AC and 250 V DC, 200 amps
- ✓ Roof in Excellent Condition
- ✓ Fenced Yard Possible
- ✓ New Asphalt Paving Throughout
- ✓ Parking for Trucks and other Vehicles
- ✓ Convenient Access off SR 201 and I -15

Option Available: Temperature Controlled Divided Freezer and Cooler Storage -20<sup>o</sup>F to 37<sup>o</sup>F with Freon 404A

**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 The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice.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.

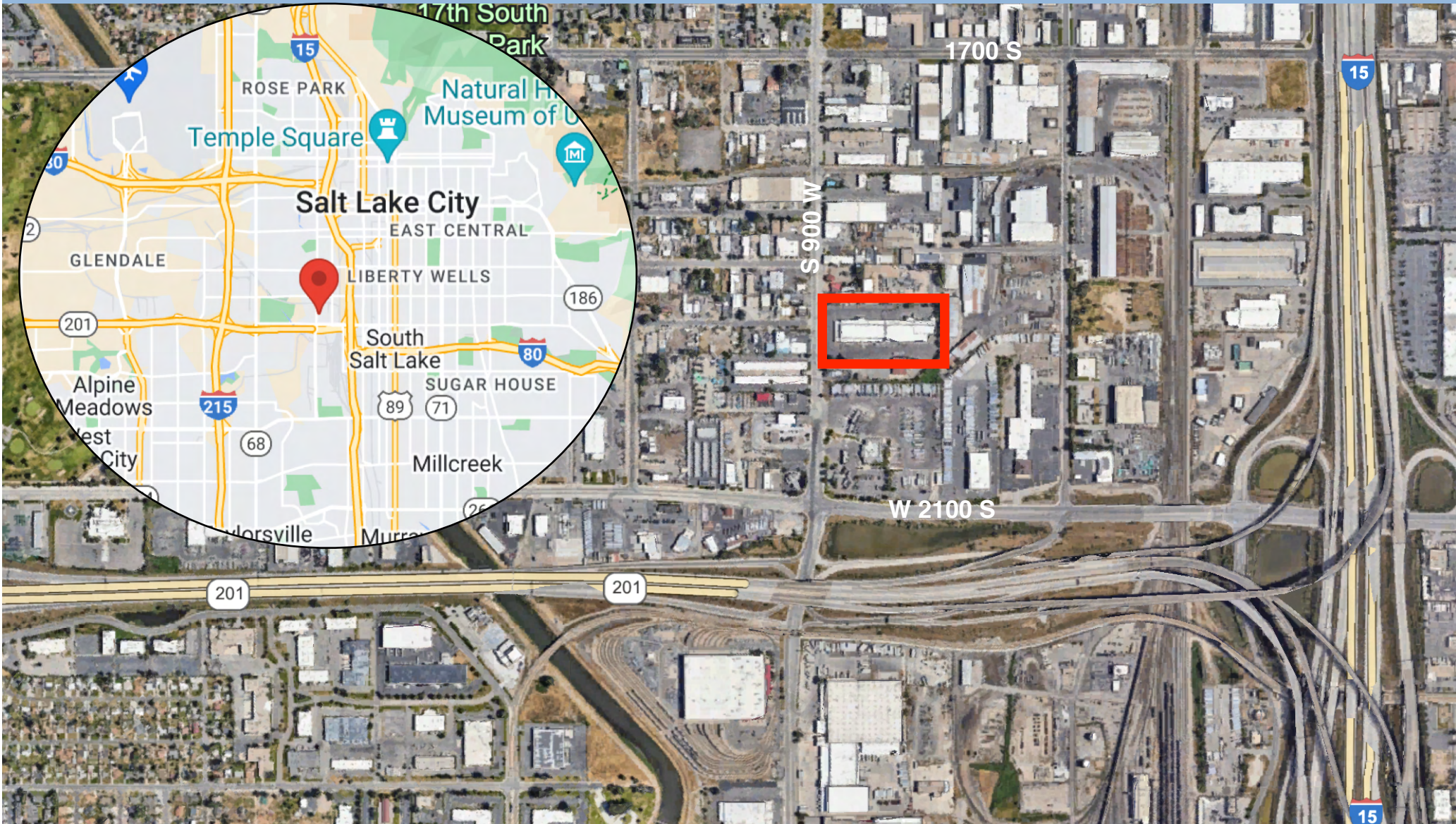
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# Property Site Plan



- █ = Dock Door
- L = Dock Leveler
- █ = Exterior Door
- █ = Overhead Door

# LOCATION



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