



## SLC INDUSTRIAL CONDO

1785 S 4490 W, Salt Lake City, UT 84104

### PROPERTY DESCRIPTION:

- Prime Location Centrally Located within Salt Lake County
- Excellent Nearby Freeway Access
- Four (4) 12' x 14' GL Doors
- Power: 625-Amp, 208 Volt, 3-Phase
- Approximately 6,000 SF Office Space on 2 Levels & 9,216 SF +/- Warehouse
- Concrete Tilt Construction
- Temperature Controlled Warehouse with Evaporative Cooling + Radiant Heaters
- Two Combined Units Within the Plaza for a Total Lot Size of 0.89 Acres

### SALE PRICE:

**\$2,890,000**

### PROPERTY DETAIL:

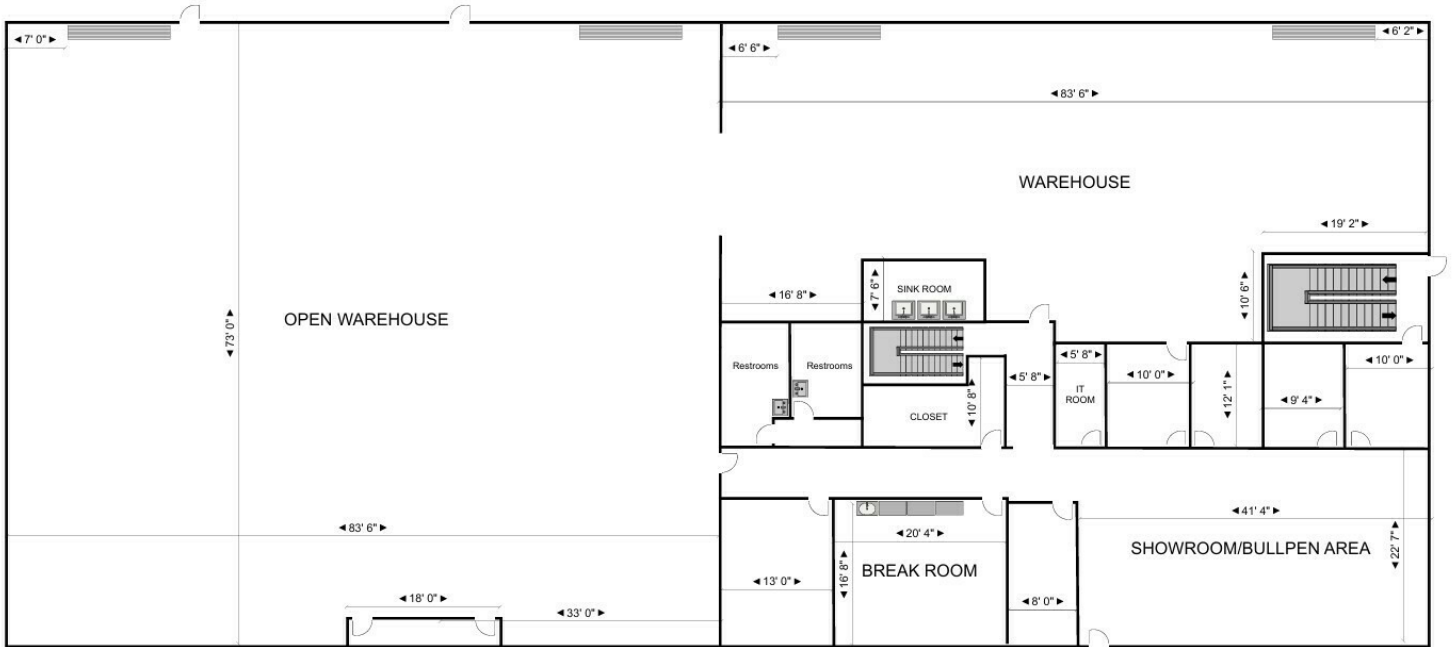
**15,216 SF**

**0.89 Acres**

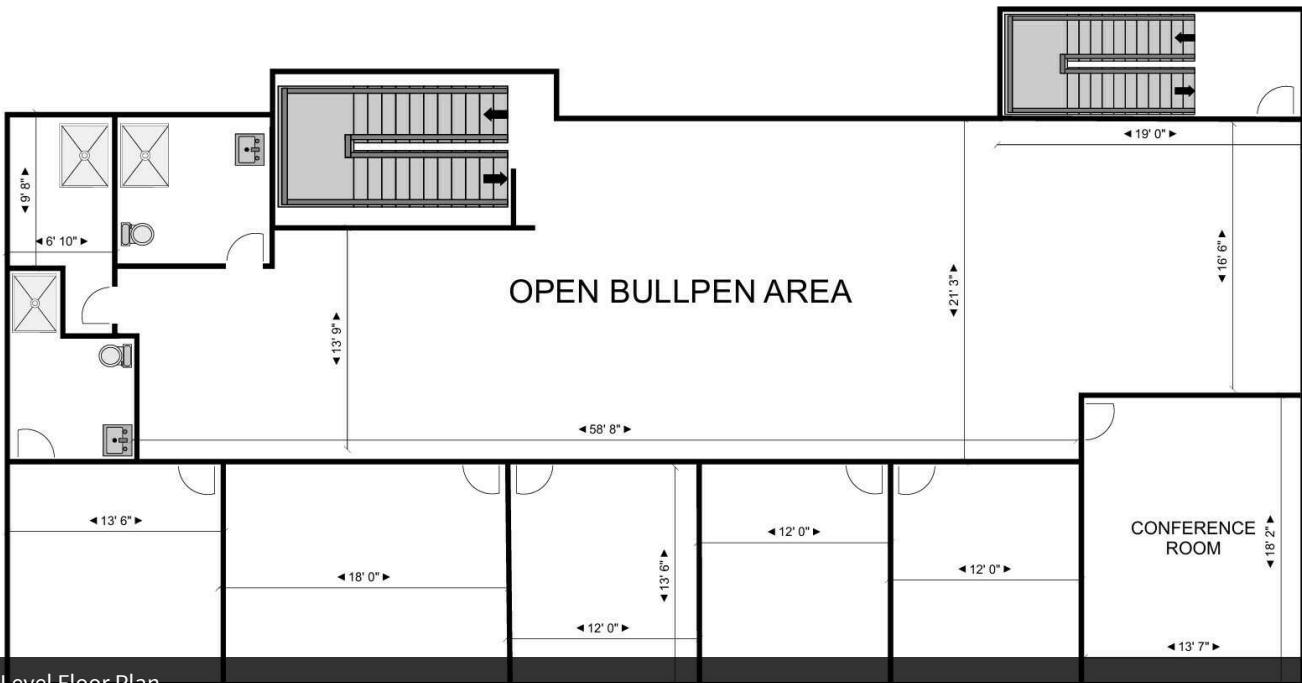
**CHRIS METOS**

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Main Level Floor Plan

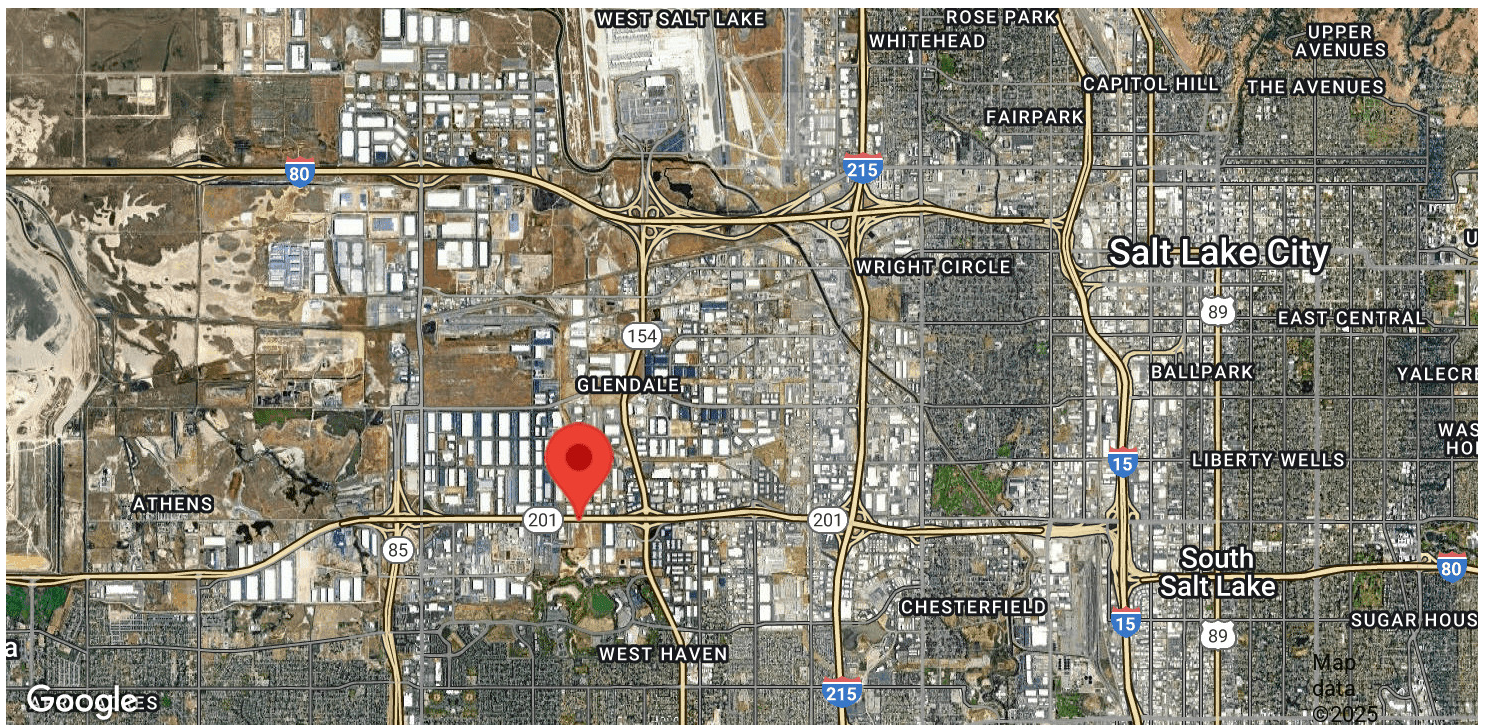


Upper-Level Floor Plan



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