

SUGARHOUSE MOVING AND STORAGE

Warehouse/Distribution Space for Lease



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LEASE RATE
\$0.80 NNN



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PROPERTY OVERVIEW

HIGHLIGHTS

- Total Available Space: 24,000 SF
- Available Office: 1,750 SF
- Available Warehouse: 22,250
- A+ Salt Lake City Location
- Gated and secure parking
- Excellent Access to Bangerter Hwy and Interstate 201.
- 9 min drive to Salt Lake City International Airport
- 13 min drive to Downtown Salt Lake City

BUILDING INFORMATION

Total Building Size	104,000 SF
Total Available	24,000 SF
Warehouse Available	22,250 SF5
Office Available	1,750 SF recently renovated
Clear Height	23 feet
Ground-Level Door	1: 12' x 14' equipped with an electric opener
Dock-High Doorss	3 equipped with pit-style levelers, electric openers, dock lights and weather seals
Lighting	LED with motion sensors
Heat	Gas-forced air heat
Cooling	Equipped with 2 large ceiling fans
Power	600 amp 480 volt 3-phase
Fire Suspension	Wet System
Column Spacing	40' x 40'
Zoned	M1
Lease Rate	\$0.80 NNN

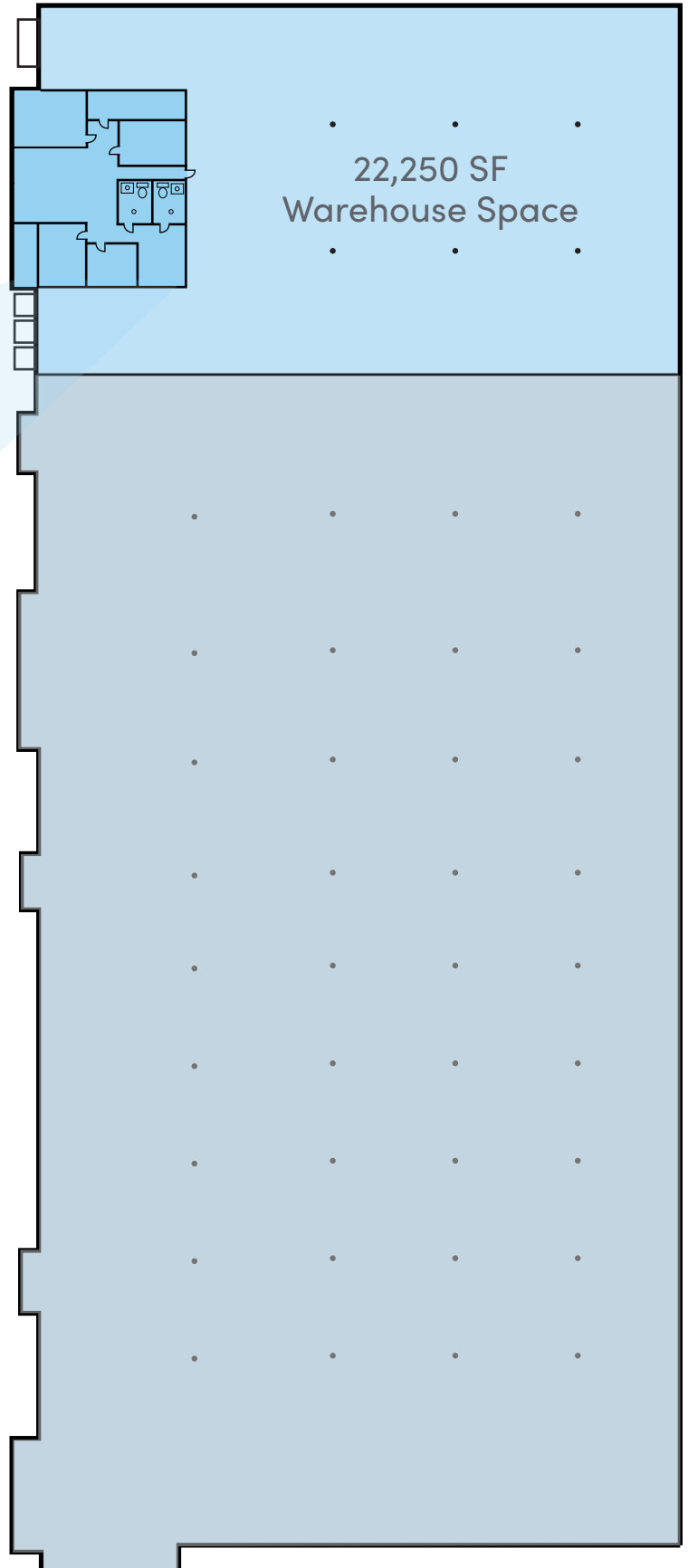
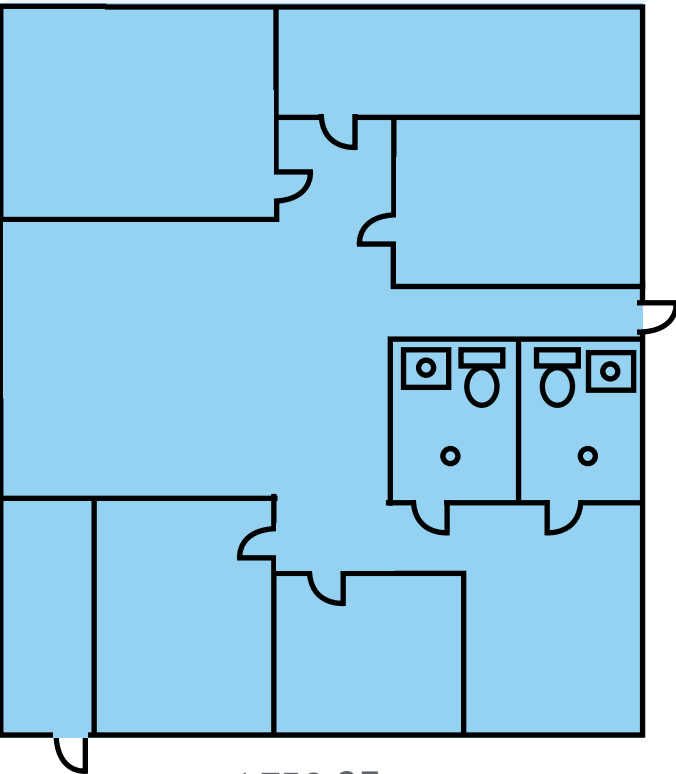
FLOOR PLANS

1 Ground Level Door

3 Dock-High Doors

22,250 SF
Warehouse Space

1,750 SF
Office Space





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\$0.80 NNN
 LEASE RATE



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