

# Office / Warehouse (Flex)

3324 S 200 E, South Salt Lake City, UT 84115

## FOR SALE

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OFFERED AT

# \$2,350,000

## PROPERTY AT A GLANCE

**Total Building Size:** 9,341 SF

**Office:** 1,564 SF

**Warehouse:** 4,077 SF (Air Conditioned)

**Basement:** 3,700 SF

**Lot Size:** approx. 0.8 acres

**Zoning:** CC - Commercial Corridor

**Year Built:** 1966- Remodeled: 2018

**Clear Heights:** Office 8' | Warehouse 10'-14' |  
Basement 7'-8'

**Floor:** Concrete slab

**Dock Doors:** 3 (8'x10', 6'x8', 4'x7')

**Parking:** 20 stalls + storage/trailer yard and  
truck access

**Power:** 400amp, 480V, 3-phase service

## PROPERTY HIGHLIGHTS

- Versatile office + warehouse layout ideal for owner-operator, contractor HQ, light manufacturing, distribution, or flex use.
- Significant yard/storage/trailer space and truck circulation for efficient loading and staging.
- **2018** remodel improves usability for tenant or owner occupancy.
- Excellent access to **I-15, I-215** and major arterials.
- CC zoning supports retail, office, service commercial and select light industrial/flex uses.
- **Important - Tower Exclusion:** the cell towers, related equipment, and any tower lease/rental income are excluded from the sale and retained by Seller.

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AGENT/BROKER: **Patrick Lucero**

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Showings By appointment only. Please do not disturb occupants.



## PROPERTY SIZES

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	WAREHOUSE	approx. 4,077 SF
	BASEMENT	approx. 3,700 SF
	TOTAL BUILDING SIZE	approx. 9,341 SF
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## AVAILABLE MATERIALS

- Floor plans & site map (available upon request)
- Property packet: title info, survey, utility & expense data (available to qualified buyers)

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