



## **GUEST AVE WAREHOUSE**

**34 W Guest Avenue, Salt Lake City, UT 84115**

### **PROPERTY DESCRIPTION :**

- Hard to Find Office/Warehouse with Yard
- (2) Parcels Totaling 0.45 Acres
- 7,700 SF Enclosed Yard
- Excellent Freeway Access
- Central Location Near 3300 South & I-15
- 600 Amps, 3-Phase, 208 V Power
- Appx 18' Clear Height in Large Warehouse
- Interior Trench Drains
- 12' x 14' and 10' x 9' Ground Level OH Doors

### **SALE PRICE :**

**\$1,995,000**

### **LEASE RATE :**

**\$0.95 / SF (NNN)**

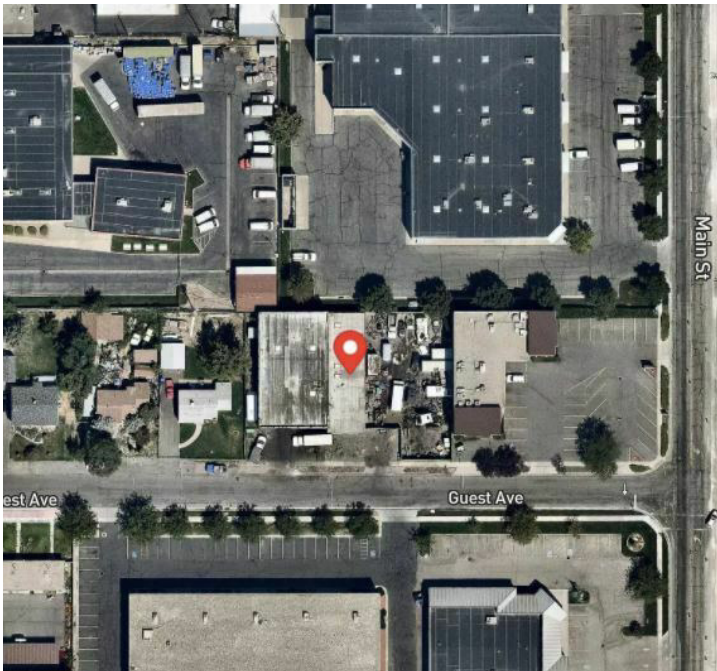
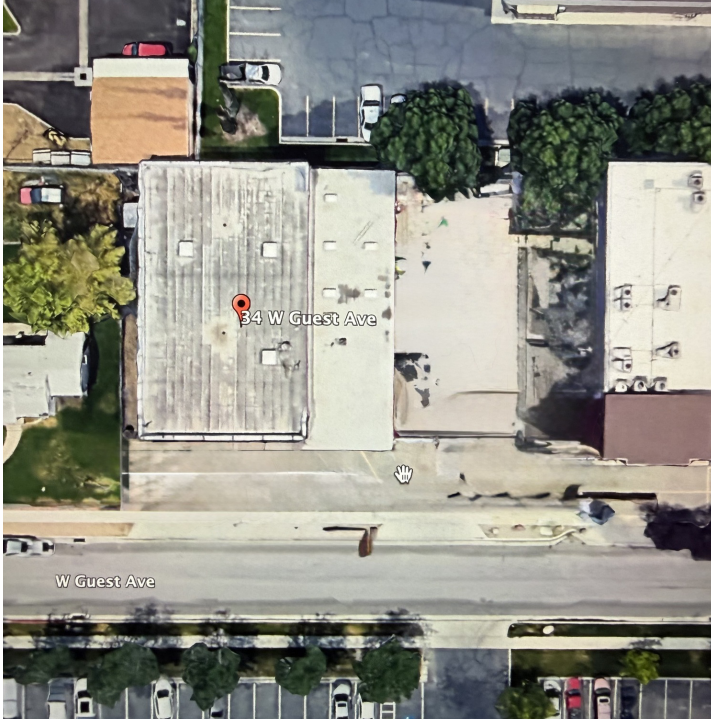
### **PROPERTY DETAILS :**

**8,600 SF**

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