



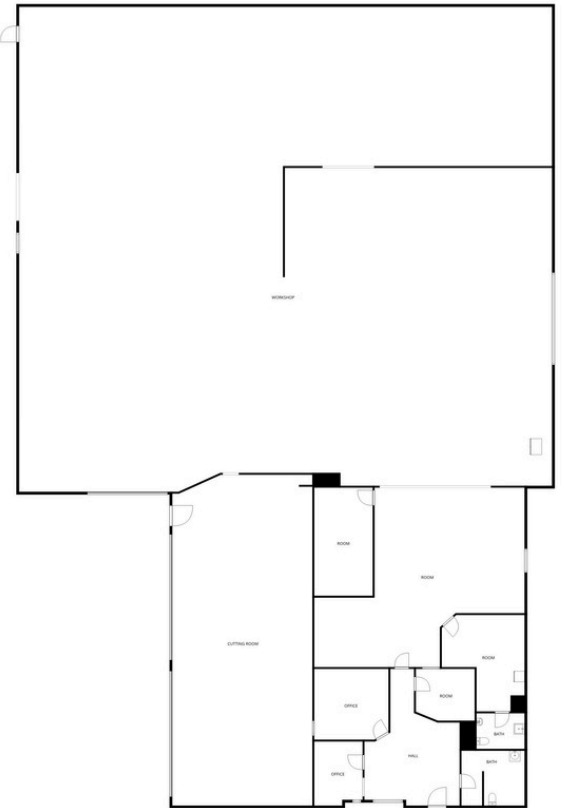
FOR SALE

INDUSTRIAL WAREHOUSE

1926 PIONEER ROAD
SALT LAKE CITY, UT 84104

WAREHOUSE SPACE, FENCED YARD, COVERED STORAGE, AND HEAVY POWER

PRICE	\$1,995,450.00 (\$150 PSF)
SQUARE FEET	WAREHOUSE: 12,428 SF OFFICE: 875 SF TOTAL SF 13,303
SITE SIZE	.85 ACRES
FENCED YARD	12,700 SF
POWER	400 AMPS / 480 VOLT 3-PHASE
COVERED STORAGE	7,950 SF COVERED 510 SF GARAGE
FEATURES	5 GANTRY CRANES EQUIPMENT PIT



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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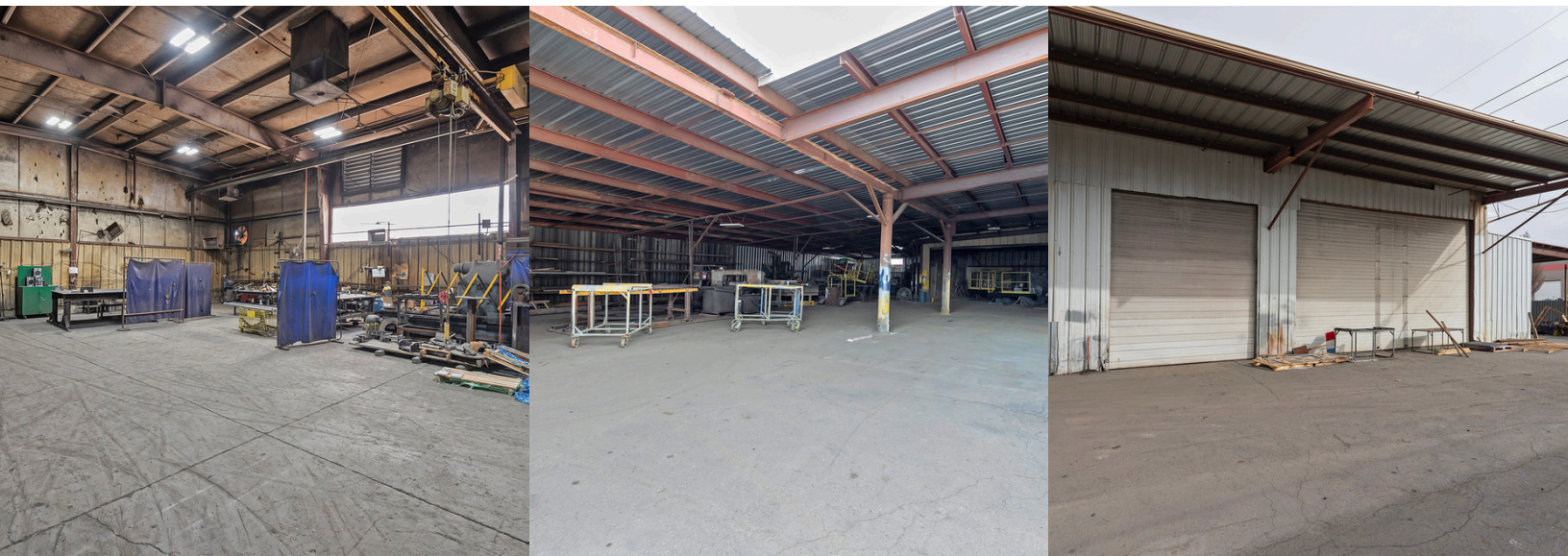


PROPERTY SUMMARY

This 13,303 SF industrial warehouse for sale in Salt Lake City, Utah offers a rare combination of warehouse space, fenced yard, covered storage, and heavy power—ideal for trucking companies, logistics operations, contractors, and manufacturing businesses. Situated on 0.85 acres and zoned Light Manufacturing (M-1), the property features 12,428 SF of warehouse space, 875 SF of office, and 12,700 SF of secure fenced yard—perfect for fleet parking, equipment storage, or outdoor operations.

Designed for heavy industrial use, the facility includes 400 -amp 480-volt 3-phase power, five gantry cranes, and an equipment pit to support manufacturing, fabrication, and repair operations. Additional improvements include 8,460 SF of covered storage, a 510 SF garage, and 4 covered equipment parking stalls providing flexible space for materials, vehicles, and equipment.

This Salt Lake City industrial property is well-suited for owner-users or investors seeking warehouse with yard space, a manufacturing facility, or contractor yard in a prime industrial corridor with excellent access to major transportation routes.



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