

**TEMPERATURE CONTROLLED
WAREHOUSE**



Orange Street East Warehouse

FOR LEASE OR SALE

389 S. ORANGE ST.
SALT LAKE CITY, UT 84104

NEWMARK
MOUNTAIN WEST

For Sale: \$140 PSF
For Lease: \$0.75

PROPERTY HIGHLIGHTS

- Total available: 79,758 SF building
 - 1,495 SF new office
 - 78,263 SF warehouse
- Divisible to ±21,000 SF; ±30,800 SF; ±40,600 SF; ±58,758 SF
- 3.36 acres
- Zoning: M-1 (Light Manufacturing District)
- Built in 1974
- Clear height: 25'
- Seven (7) dock high doors (10'x10') equipped with bumpers and edge of dock levelers
 - Six (6) equipped with seals
- Two (2) ground level doors (10'x10')
- Column spacing: 35'x40'
- Wet sprinklered
- Floor drains
- 800 amps / 277/480 V / 3-phase
- Forty (40) auto parking stalls
- Potential for rail service
- Near the nexus of I-80 and I-215
- On-site property management



79,758 SF For Sale/Lease

Exclusively marketed by:

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LOT: 3.36 Acres

389 SOUTH
EAST SECTION
79,758 SF

NOT A PART

POTENTIAL RAIL SERVICE

24,000 cars/day

Redwood Road

400 South

6,800 cars/day

SITE PLAN

**389 SOUTH EAST SECTION
79,758 SF AVAILABLE**

39,158 SF

40,600 SF

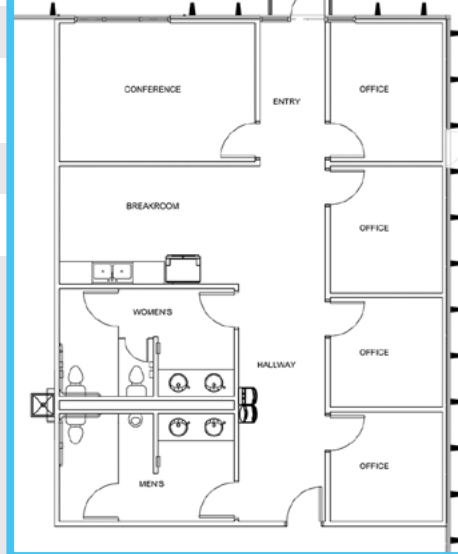
48,958 SF

30,800 SF

58,758 SF

21,000 SF

1,495 SF
OFFICE



New
Storefront

1,495 SF
office

**NOT A PART
SEPARATE PARCEL**

OFFICE
11,237 SF

POTENTIAL RAIL SERVICE

APPROX. 0.41 ACRES

3.36 ACRES

-  Dock High Door with Seals and Bumpers
-  Dock High Door with Bumpers
-  Ground Level Door

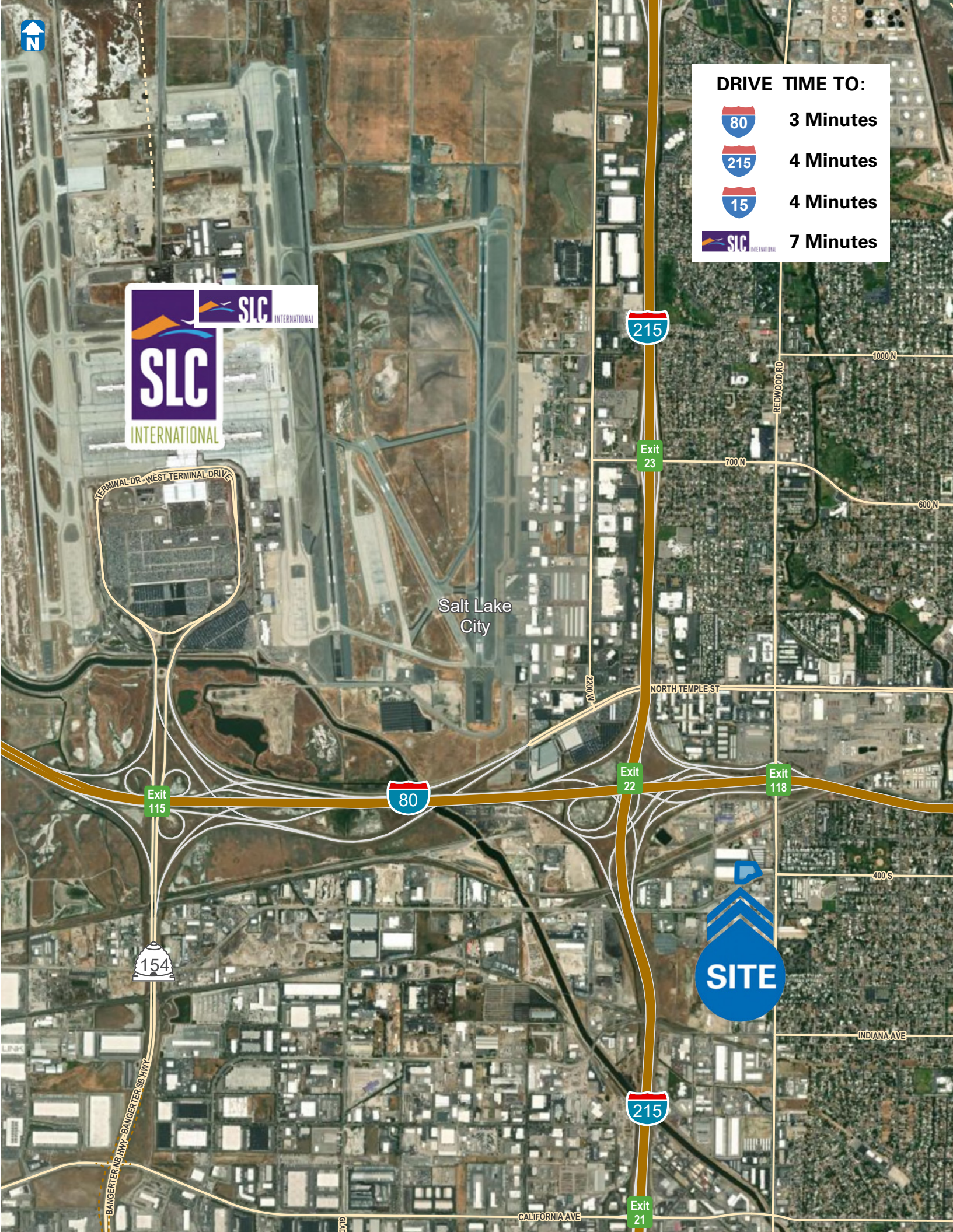
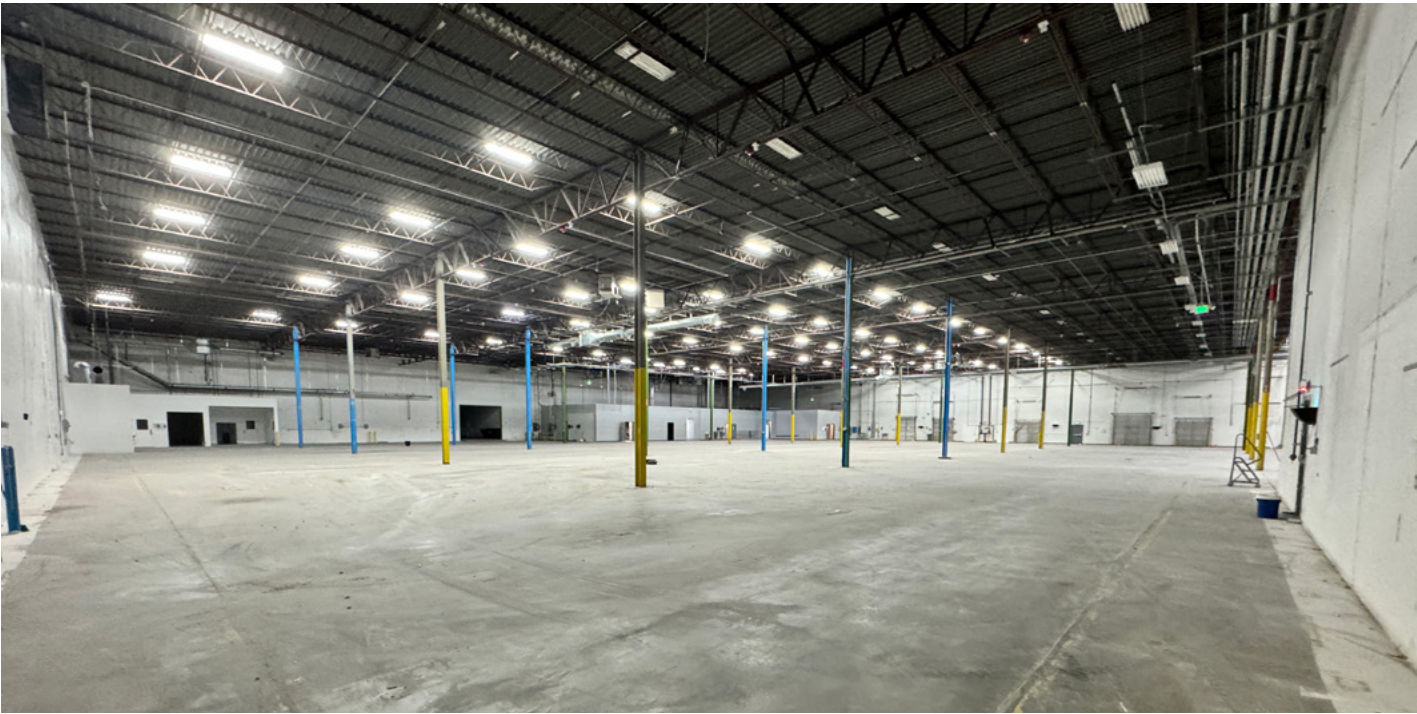
Orange Street

6,800 cars/day

400 South



ORANGE STREET MANUFACTURING FACILITY



Utah by the Numbers



2026 TOTAL
POPULATION



2020-2026
POPULATION
ANNUAL
GROWTH RATE

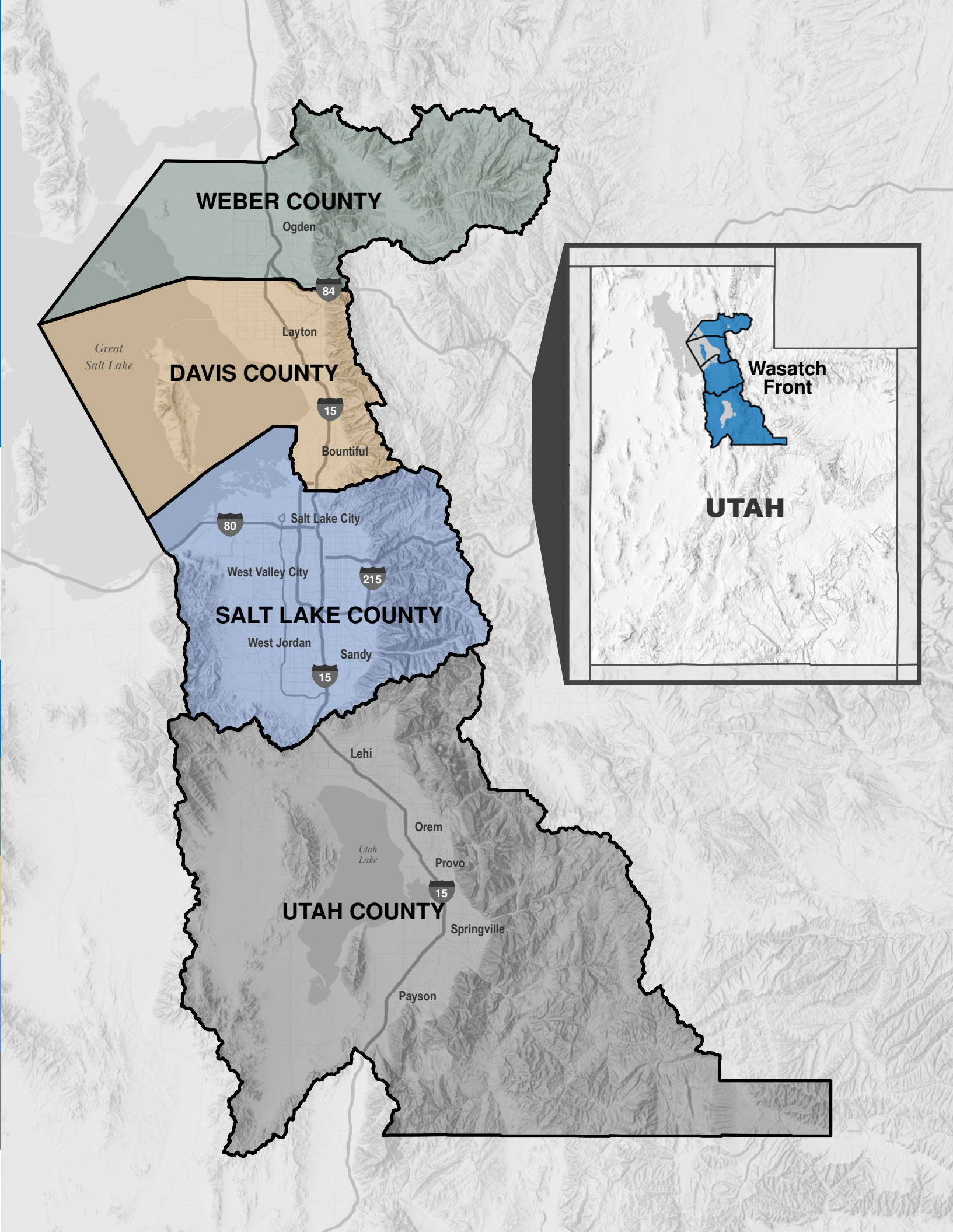


ANNUAL JOB
GROWTH
(2025)



PERCENT WITH
BACHELOR'S
DEGREE OR
HIGHER

United States of America	342.22 M	0.5%	0.1%	36.8%
State of Utah	3.53 M	1.3%	1.2%	39.1%
Wasatch Front	2.63 M	1.1%	1.0%	39.3%
Weber County	277,858	1.0%	0.9%	29.8%
Davis County	380,868	0.8%	-0.1%	40.6%
Salt Lake County	1.22 M	0.5%	1.2%	40.7%
Utah County	751,078	2.3%	1.1%	45.8%



Source: Regis SitesUSA (2025), Bureau of Labor Statistics (2025)

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NEWMARK



MOUNTAIN WEST