



PROPERTY FOR SALE

North Salt Lake Industrial Condo

30 Cutler Dr, Unit 301
North Salt Lake, UT 84054



PROPERTY SUMMARY

This rare industrial condo at 30 N Cutler Drive offers an ideal combination of functional warehouse space and high-quality office improvements — all within one of North Salt Lake's most accessible commercial corridors. With 17-foot clear height, a grade-level drive-in door, and polished epoxy floors throughout the warehouse, the space is built for efficiency. The finished mezzanine adds a full suite of private offices, making this a true turnkey solution for owner-users looking to consolidate operations under one roof.

BUILDING SPECS

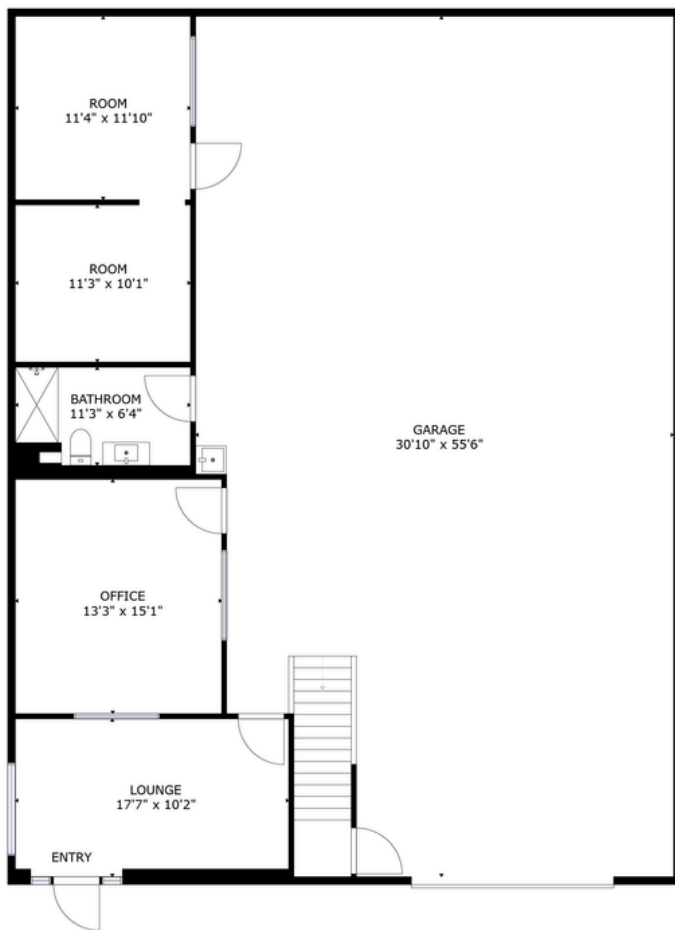
Sale Price:	\$850,000
Office:	1,742 SF
Warehouse:	1,480 SF
Total Square Feet:	3,222SF
Clear Height	17'
Overhead Door	12' x 14'
Parcel ID:	01-261-0301
HOA Fee:	\$191.67/MO
Zoning:	CG - General Commercial
Property Type:	Industrial
Parking:	7 Stalls
Year Built:	2001
Power:	TBD
Property Taxes:	\$3,319.34

FLOOR PLAN

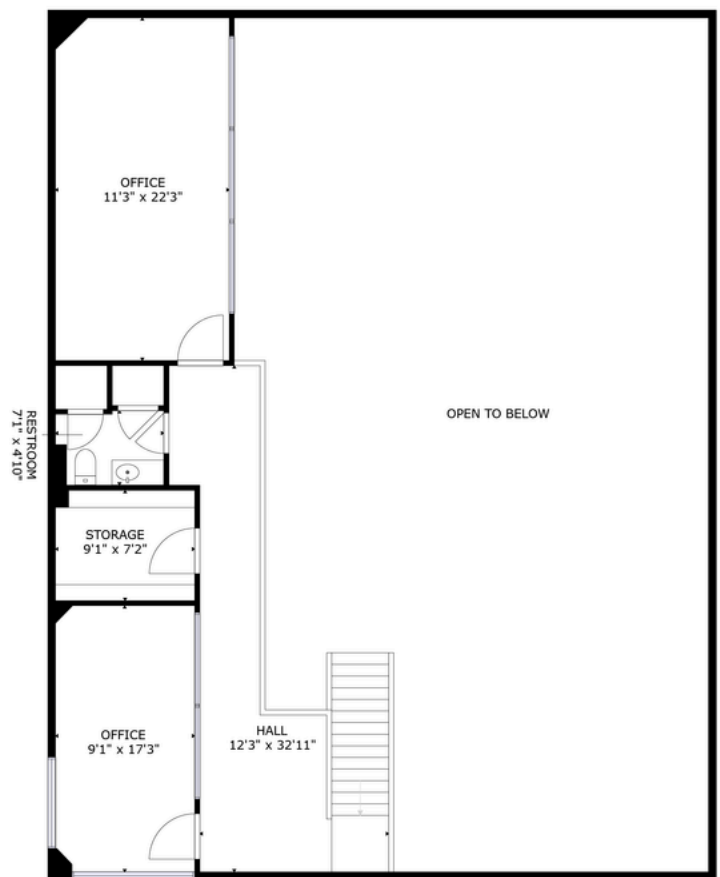


This well-appointed industrial condo offers 2,351 SF on the ground floor, featuring a large open warehouse/garage area paired with a private office, a welcoming lounge/reception area, two additional flexible rooms, and a full bathroom — everything needed to run day-to-day operations seamlessly. The finished 871 SF mezzanine level adds two additional private offices, a storage room, and a restroom, making this space as functional for your team as it is for your business.

Floor 1



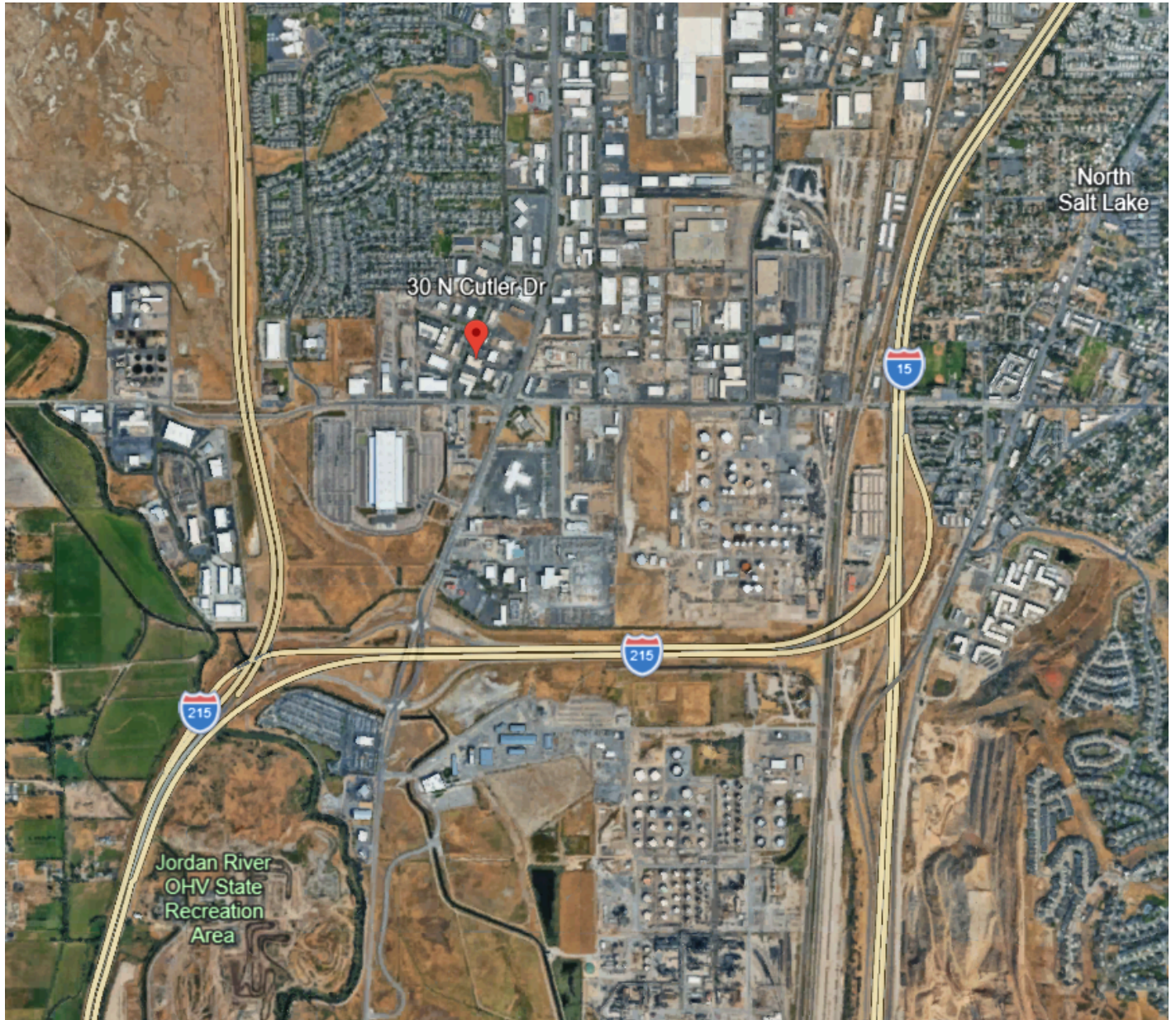
Floor 2



AERIAL VIEW



Ideally situated at 30 N Cutler Drive in North Salt Lake, this property offers immediate access to I-15 and I-215, positioning it within minutes of Salt Lake City and the broader Wasatch Front. The surrounding area is home to a dense concentration of industrial and commercial users, with convenient proximity to regional freight routes and a strong local labor pool.



ADDITIONAL PHOTOS



The warehouse features a bright, open floor plan with polished epoxy flooring, soaring ceilings with exposed steel trusses, and energy-efficient LED lighting throughout. A private office, and an overhead gas-fired unit heater round out this move-in ready industrial space.

The space features a grade-level drive-in door and a mezzanine level above the office area, with stair access from the warehouse floor.



The mezzanine level offers finished office space with hardwood flooring, private offices, and large pass-through windows overlooking the warehouse floor below.

