



**FOR SALE OR
LEASE**

44,700 TOTAL SF

Cold Storage Facility

46 S. Orange St.

Salt Lake City, Utah 84116

PROPERTY HIGHLIGHTS

- **Building 1 : 34,300 SF**
Cold Storage (34°-55°)
+1,800 SF mezzanine office, not included in overall SF
- **Building 2: 10,400 SF**
Shop/Cross Dock
- **Land Size: 4.39 AC**
Yard: ~1.2 Acres
- Immediate freeway access for efficient distribution
- Close proximity to SLC International Airport
- Located in a high-demand industrial corridor
- Zoning: C-MU-6

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COLD STORAGE FACILITY

46 S. Orange St. | Salt Lake City, Utah 84116

TENANT OVERVIEW

The Vegetable Express, LLC ("VegX") is a locally owned fresh-cut produce processor based in Salt Lake City, Utah, specializing in custom fruit and vegetable preparation for food-service and distribution customers. They provide value-added processing (cutting, mixing, packaging), positioning it within the essential food supply chain. Their fresh cut produce is sold to wholesale distributors such as A&Z, Albertsons, Sysco, Charlie's Produce & more.



Monthly Rent	\$30,000 + operating expenses
Lease Commencement	October 1, 2025
Leased Area	23,000 SF (approximately)
Lease Expiration	September 30, 2027
Renewal Options	None

BUILDING 1

Partially Occupied: in-place tenant with 1.5 years remaining

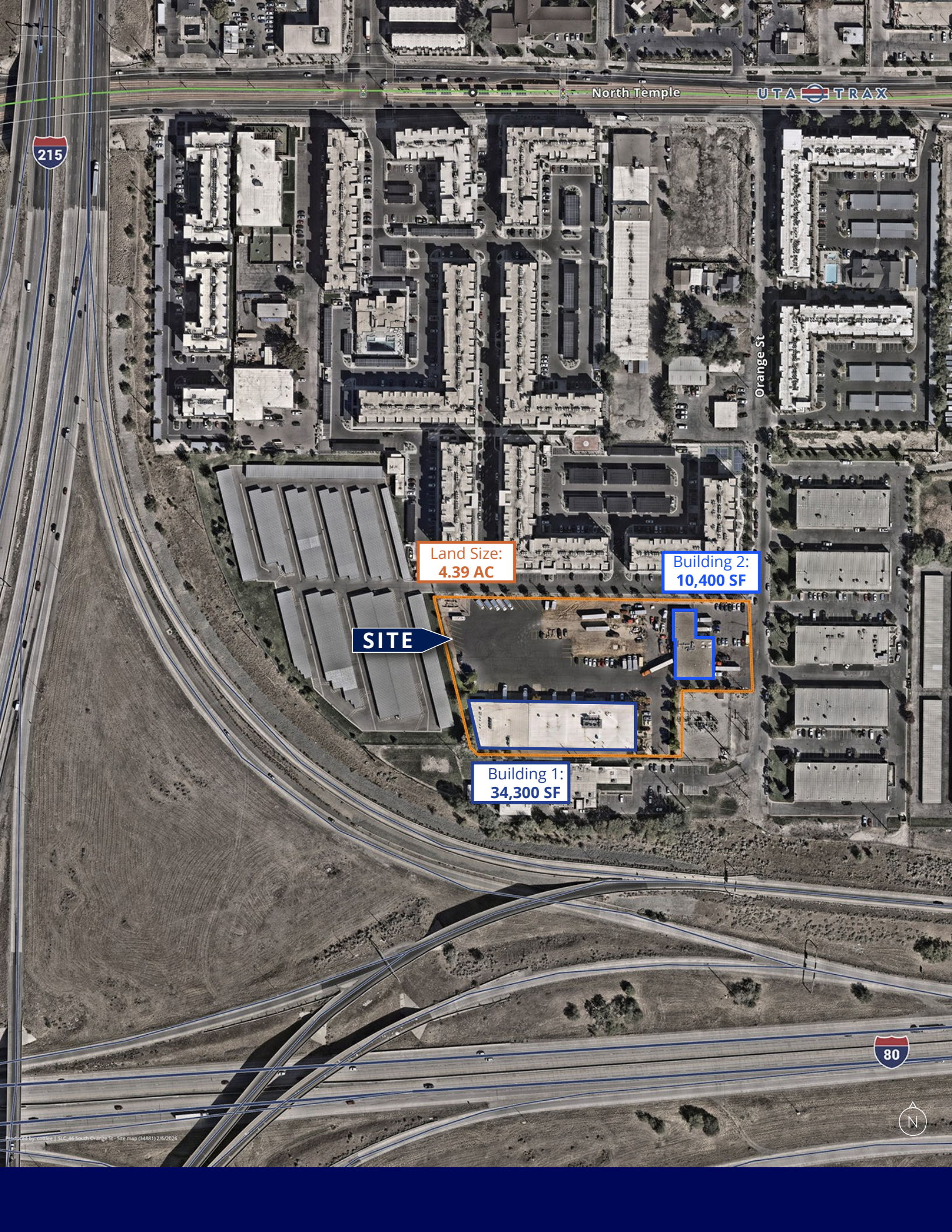
Building Size	34,300 SF
GL Doors	1
Dock High Doors	15
Clearance Height	18.5'
Power	1,000 amp 277/480V meter



BUILDING 2

Building Size	10,400 SF Shop: 5,902 SF Cross Dock: 2,816 SF Stacked Office: 1,682 SF
GL Doors	2 Drive thru 2 GL
Dock High Doors	8 (4 cross docks)
Clearance Height	18.5'
Power	600 amp 277/480V meter





North Temple

UTA TRAX

215

Orange St

Land Size:
4.39 AC

Building 2:
10,400 SF

SITE

Building 1:
34,300 SF

80

N

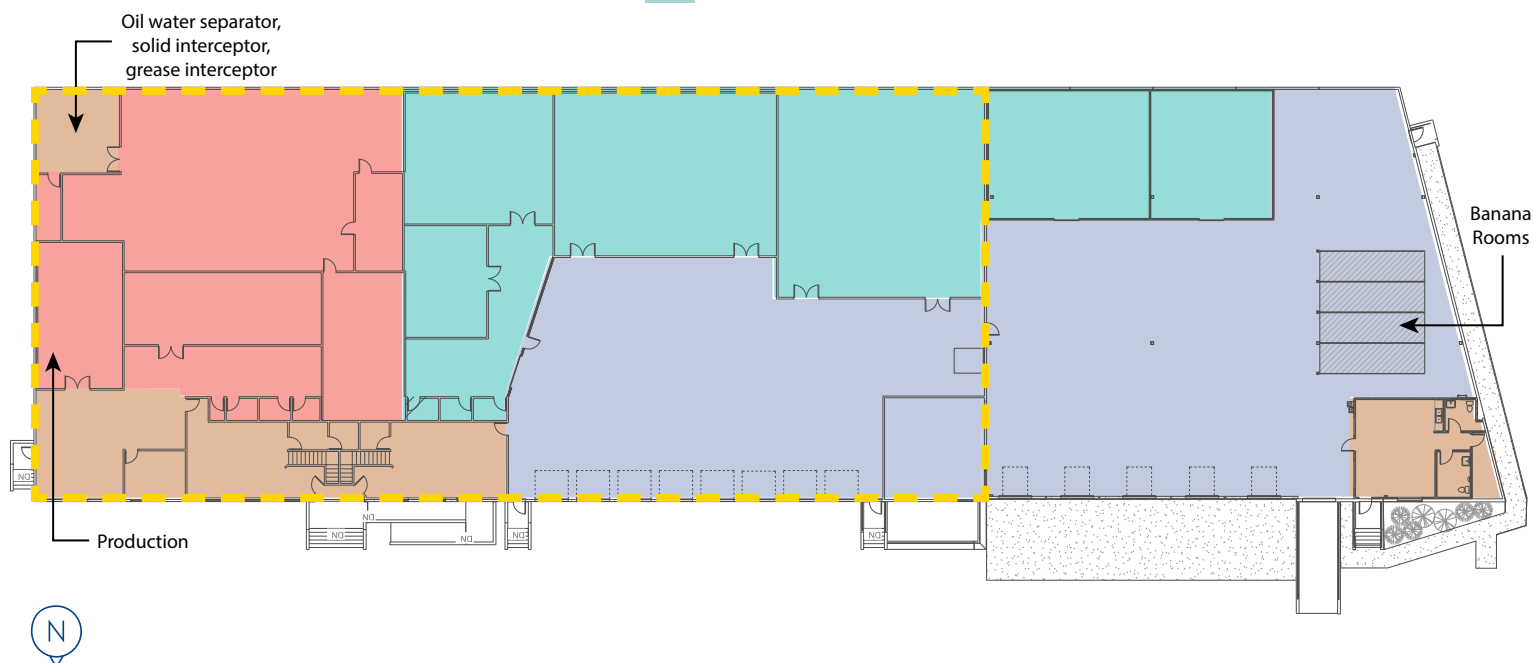
Building 1

34,300 SF Cold Storage



FLOOR PLAN: BUILDING 1

- Office/Utility Areas
- Climate Controlled Loading Area
- Cold Storage Warehouse (34°-55°)
- Cold Production Area (34°-55°)
- Occupied by VegX



PERMITTED & CONDITIONAL USES

46 S. Orange St. | Salt Lake City, Utah 84116



Zoning: C-MU-6

Permitted Uses:

- Bar establishment
- Artisan food production
- Artisan production
- Bakery, commercial
- Bio-medical facility
- Commercial food preparation
- Laboratory, medical related
- Mixed-use development
- Commercial parking
- Off-site parking
- Park-and-ride lot
- Recreation (indoor and outdoor)
- Utility building or structure
- Automobile repair
- Welding shop

Dwelling Uses:

- Affordable housing incentives development
- Assisted living facility (large)
- Assisted living facility (limited capacity)
- Assisted living facility (small)
- Accessory dwelling unit (ADU)
- Congregate care facility (large)
- Congregate care facility (small)
- Multi-family Residential support (large)
- Residential support (small)
- Rooming / boarding house
- Shared housing
- Hotel / motel

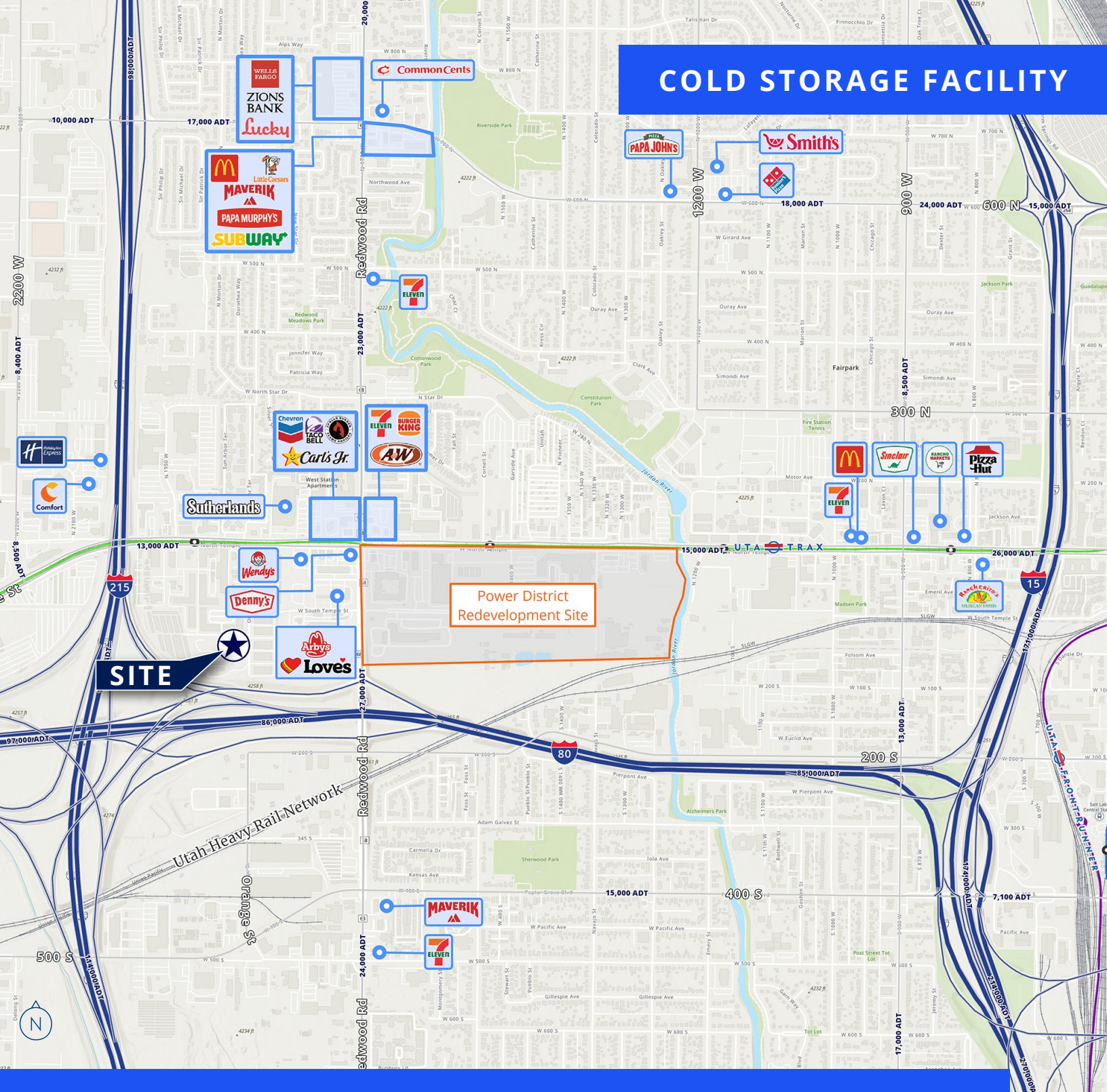
Conditional Uses:

- Community correctional facility, small
- Gas station
- Hospital
- Municipal service uses
- Stadium
- Automobile rental agency
- Automobile sales and service

Additional Information:

https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-112629#JD_21A.25.050

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