

# SOUTH SALT LAKE WAREHOUSE/FLEX

3485 S. West Temple Street, South Salt Lake, Utah 84115

**FOR SALE OR LEASE**



## Purchase Details

- Two Buildings Totaling 14,144 SF for Sale
- Site Size: 0.63 Acres
- Building 1: 7,472 SF Flex - Vacant  
Includes a Storage Unit  
(2) 12' x 12' GL Doors & 15' Clear Height
- Building 2: 6,672 SF Warehouse - Occupied  
Current Long Term Tenant  
(1) 12' x 12' GL Door & 20' Clear Height

**PURCHASE PRICE : \$2,600,000.00**

## Lease Details

- Building 1 Vacant: 7,472 SF Flex for Lease
- 1,060 SF Storage Unit
- (13) Private Offices & (2) Restrooms
- (2) 12' x 12' Ground Level Doors
- Clear Height: 15'
- Easy Access to I-15 , I-80 and TRAX

**LEASE RATE : \$1.00/SF NNN**

JEREMY SIEVERTS

**801.617.1700**

WEST HARADIN

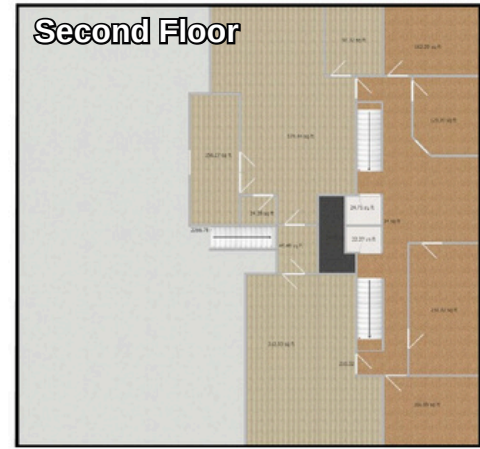
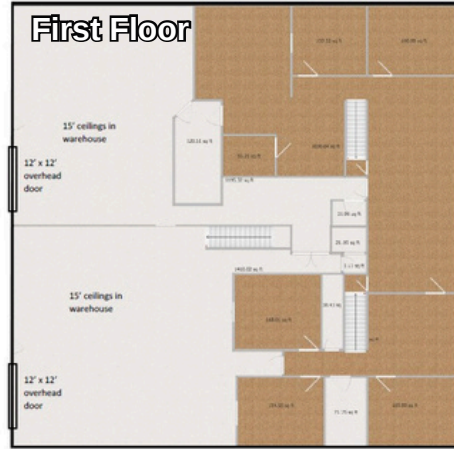
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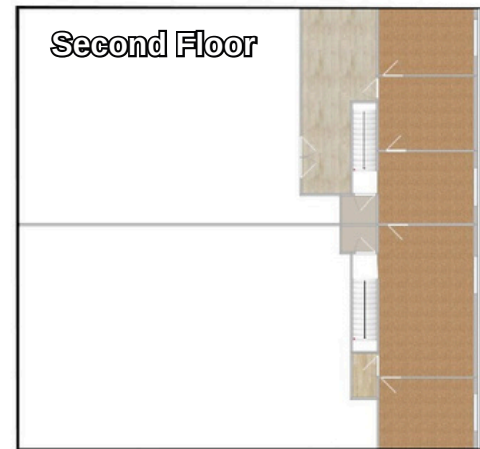
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## Building 1 : 7,472 SF - Vacant



## Building 2 : 6,672 SF - Occupied



This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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